* BEFORE THE IN THE MATTER OF THE THE APPLICATION OF * COUNTY BOARD OF APPEALS PAINTERS MILL JOINT VENTURE , "THE MEADOWS" FOR A ZONING RECLASSIFICATION FROM D.R. 16 & O.T. TO 0-1 /OFFICE USE ON PROPERTY LOCATED 345' WEST OF * BALTIMORE COUNTY CENTERLINE OF OWINGS MILLS & * CASE NO. CR-91-157 RED RUN BOULEVARDS (302 MEADOWS LANE) * Out-of-Cycle 1990 4TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT * * * * * * * * *

OPINION

The Petitioner, Painters Mill Joint Venture, by Macks & Macks, Inc. (contract purchaser), has filed an out-of-cycle Petition for Reclassification requesting that its property, "The Meadows," be changed from its present zoning of D.R. 16 (Density Residential) and O.T. (Office Technology) to 0-1 (Office). By certification of the Baltimore County Planning Board on September 27, 1990, and Resolution of the Baltimore County Council on October 15, 1990, the Petition for Reclassification was exempted from the regular cycle procedure and scheduled for a hearing before this Board on December 18, 1990, pursuant to Section 2.58.1(i) of the Baltimore County

The hearing was held. Petitioner appeared represented by E. Scott Moore, Esquire. People's Counsel for Baltimore County, Phyllis C. Friedman, participated in the proceedings. No opposition testimony was offered, and all witnesses testified in the Petitioner's case. They were: Lawrence Macks of Macks & Macks, Inc.; Sam Crozier of Crozier and Associates; John J. Dillon, Jr., Senior Planner of the Office of Planning & Zoning; Donald R. Kann,

Case No. CR-91-157 Painters Mill Joint Venture /Meadows an architect; and William Duvall, Jr., a civil engineer.

The subject property known as "The Meadows" is a 5.07-acre site located in northwest Baltimore County off Meadow Road just west of Owings Mills Boulevard. It is split-zoned (4.7 acres is zoned D.R. 16 and a small portion, .37 acre, is zoned O.T.). The property is improved by an L-shaped main dwelling, a two-story slave house, a stable, a tenant house and more contemporary shed. These buildings largely stand as they existed in the late 18th and early 19th centuries.

The property is of historical significance. It is associated with Samuel Owings and his descendants and was occupied by the family from approximately 1770 until 1850. During this period the Owings family was responsible for the construction and operation of six fulling, woolen and grist mills in the Owings Mills area of Baltimore County. The property contains the only remaining buildings in the County reflecting the past life style and industrial enterprises of the Owings family. The property is believed to have been mined by its subsequent owner, Isaac Tyson, Jr., until 1864, benefitting from the Red Run Stream which traverses it. Thereafter, the property was used for agricultural purposes by subsequent owners. In 1926 the property was acquired by Dr. Lambie, a medical missionary, and used as a retreat for missionaries. Today, and sadly, the property is vacant, in a state of disrepair, and subject to vandalism. No funds are available to preserve the significant exterior features of the buildings for

Case No. CR-91-157 Painters Mill Joint Venture /Meadows consuming the southern portion of the property.

With particular regard to Council error and change in character of the surrounding area, Mr. Macks advised that the D.R. 16 zoning (since 1984) and the O.T. zoning (since 1988) is improper considering the location of the property. He stated that the Owings Mills Mall, located across the street, was now in place and that high rise office buildings have been constructed to the north of the property. In 1989, CRG (County Review Group) approval was given to the adjacent property to the north of the site which was zoned O.T. That property was vacant along with the subject site at the time of the 1988 Map adoption. The CRG plan details an 850,000-square-foot high rise office complex to be located within 150 feet of the main building on The Meadows property. In addition, he informed that Owings Mills Boulevard has since been constructed and just recently opened for public use. Testimony further indicated that the site actually serves as a buffer between the surrounding commercial uses and the residential uses to the south, particularly in light of the designated park area covering the lower portion of the property. Mr. Macks informed the Board that he has been working with DEPRM and the Office of Planning & Zoning, and it was their position that the present zoning for the site is erroneous and that approval should be given for 0-1.

Sam Crozier of Crozier and Associates, who has testified before this Board on previous occasions as an expert, stated that he was employed by the Petitioner to study the area generally using

Case No. CR-91-157 Painters Mill Joint Venture /Meadows land analysis maps which he did. The map documentation was presented to the Board. His findings were that only 1 acre of the 5-acre site could be developed and that the 850,000-square-foot office complex would only be 100 feet from the site's property line. He concluded that this complex would be entirely too close to the main building on the site to be used residentially. He further stated that the area has been subject to intense commercial development, and commercial uses have raced ahead of residential development. In his opinion, had the County Council known that only 1 acre of the site was available for use and that the office complex to the north would be in such proximity it would not have adopted the D.R. 16 zoning. In his opinion, Council error exists since the 1989 CRG approval of the high rise building located in proximity has been approved. Further, the recent extension and opening of Owings Mills Boulevard has taken place and generally commercial and office uses have outpaced residential uses in this area. Artist renderings were offered showing the site at present (Petitioner's Exhibit No. 8), and after the proposed high rise office building (Petitioner's Exhibit No. 9), to support the severity of the impact on this site and why residential zoning is erroneous. Mr. Crozier further testified that the site would not adversely impact the area's roads, public utilities, or schools, and that 0-1 zoning of the site is compatible with the area.

John J. Dillon, Jr., Senior Planner for the Office of Planning & Zoning, testified in support of the zoning reclassification and

Case No. CR-91-157 Painters Mill Joint Venture /Meadows 3

posterity and future generations. In 1988, the site was included in the National Register of Historic Places, and in 1987 was made subject to an easement to the Maryland Historical Trust to administer the property for conservation purposes.

The Petitioner desires to improve and renovate the property and has filed for approval with its Petition a documented site plan dated October 30, 1990. The plan proposes to renovate the main dwelling to include a 6,300-square-foot addition, and to stabilize the present outbuildings. It provides for 36 parking spaces with a new primary access road off Owings Mills Boulevard and a secondary access using the existing gravel driveway. The southern portion of the property is designated as park space for passive use in conjunction with the County's "Stream Valley Greenway Program." The property is served by public water and sewer. The general notes of the plan disclose that the site is subject to an agreement with the Maryland Historical Trust.

Lawrence Macks, a principal with Macks and Macks, Inc., informed the Board that his firm is the contract purchaser of the property. He testified from the documented site plan (Petitioner's Exhibit No. 1) stating that it was the intention of his firm to use the property exclusively for its home corporate offices. They propose to renovate the main dwelling and add an additional 6,300 square feet, creating a U-shaped office complex and that materials would be in keeping with the present style and character of the property. The outbuildings would be stabilized, and all renovation

Case No. CR-91-157 Painters Mill Joint Venture /Meadows 7 approval of the documented site plan. He stated that his area of responsibility is the northwest section of the County, and he was familiar with the property, its zoning history and the documented site plan. In his opinion, the D.R. 16 zoning was not appropriate and the County Council committed error. He stated that 0-1 is appropriate for the site based upon the established pattern of office and commercial uses allowed to the north and northeast of Red Run Stream, and that residential development and uses have been designated to the south and southeast of the stream. The written report of his office was offered into evidence recommending the zoning change (Petitioner's Exhibit No. 11).

Donald R. Kann, an architect specializing in historic preservation, testified in support of the Petition. He offered a schematic site plan (Petitioner's Exhibit No. 12). He investigated the history of the property, its condition and the proposed use by its owner. In his opinion, the main house was reusable for office space and the outbuildings could be stabilized. His position was that D.R. 16 zoning was neither proper nor appropriate, and that the property was not usable residentially. His reasons given to support Councilmanic error were the same as those given by the previous witnesses.

william Duvall, Jr., a civil engineer, testified concerning environmental impacts created by the proposed use of the site. In his opinion, the project did not encroach the wetlands area and 0-1 zoning was better and more compatible for the site overall and for

Case No. CR-91-157 Painters Mill Joint Venture /Meadows 4 was subject to review by the Maryland Historical Trust. He testified that the property is surrounded by O.T. zoning to the west, north and east, and that those properties were vacant when he acquired the subject property in 1988. He was approached by Baltimore County in an effort to rehabilitate the property, and at the same time, his firm was seeking office space for its corporate offices. In his opinion, O-1 zoning was the most compatible with the present surrounding O.T. zoning, and such designation would allow for the immediate renovation. This precipitated their request to seek out-of-cycle zoning.

The Board was also informed that the property is subject to a Deed of Easement with the Maryland Historical Trust dated April 14, 1987, requiring that all plans be approved by the Trust, and this document and letter dated May 30, 1990 from the Trust (Petitioner's Exhibit No. 2) was submitted confirming that the Trust endorsed the proposed plan and supported the concept of the addition proposed to the main building and the location of the parking area.

Mr. Macks further testified that due to environmental restraints it is impossible to develop the property under D.R. 16 zoning due to the freeboard line, the presence of wetlands, and the Deed of Easement now on the property. Significantly, he advised that the Easement Deed in paragraph 5 states: "The Meadows may be no longer suitable for use as a single family residence because of the intensity of surrounding development and land use patterns." The site plan reflects the freeboard line and the wetlands

the community than D.R. 16. He informed the Board that the proposed use would result in less people, fewer cars, and less traffic problems than those associated with residential use. From an environmental standpoint, the community would be better served if the property were zoned 0-1. An environmental impact statement favoring the proposed zoning was offered by the witness for the Board's review (Petitioner's Exhibit No. 14).

The Board has reviewed the evidence and testimony presented, including the documented site plan, the recommendation and report of the Office of Planning, and all other exhibits. The collective and uncontradicted testimony of the Petitioner's expert witnesses established factually that the present zoning designation of D.R. 16 is erroneous and 0-1 zoning is the appropriate zoning for the

The property is surrounded by O.T. zoning to the west, north and east. Mr. Dillon testified that the present zoning is in error and the appropriate zoning should be O-1. The report and recommendation of the Office of Planning & Zoning supports his testimony. All the witnesses stated that the site could not be used residentially and only 1 of the 5 acres could be developed due to the existence of wetlands, the floodplain area and other constraints. The area to be developed is north of the Red Run Stream which traverses the property, placing it further into the surrounding O.T. zoning. Since the adoption of the 1988 Map, CRG approval has been given for a high rise office complex on the

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

TOTAL: \$174,73

NEXT BUSINESS DAY

published in THE JEFFERSONIAN, a weekly newspaper published

in Towson, Baltimore County, Md., once in each of ___

weeks, the first publication appearing on ____

12/04/90

PUBLIC HEARING FEES 080 -POSTING SIGNS / ADVERTISING 1 %

LAST NAME OF OWNER: PAINTERS MILL

CASE NO. CR-91-157

Painters Mill Joint Venture

REQUESTED ACTION:

Reclassification to 0-1 (Office)

EXISTING ZONING:

D.R.16 (Density Residential) and O.T. (Office Technology)

The site is located of Meadow Road, just west of Owings Mills Boulevard

AREA OF SITE:

SITE DESCRIPTION:

5.07 acres

The site gently descends in a north to south direction toward Red Run. A limited area of wetlands is located to the southeast side of the site. The property is currently improved with a two and one half-story stone house; a two-story former slave house; a two-story stable; a tenant house; and a more contemporary shed.

The area is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

Primary access to the property will be provided by way of a 20 ft. driveway, expanding to a 24 ft. width at the terminus of Owings Mills Boulevard. Secondary access is currently available to Meadow Road by means of an existing gravel drive.

The 4.70 acre portion of the site has been zoned D.R.16 since 1984, and the remainder has been zoned O.T. since 1988.

MASTER PLAN/COMMUNITY PLANS:

In the Community Development section of the Master Plan, under the heading of Historic Preservation, the Baltimore County Master Plan indicates the importance of preserving historic

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

Painters Mill Venture

6615 Reisterstown Road

11-29-90

Baltimore, Maryland 21215 Re: Petition for Zoning Re-classification

CASE NUMBER: CR-91-157 W/S Owings Mills Bouelvard, 345' W of c/l and 880' S of c/l of Owings Mills and Red Run Blvds. 4th Election District - 3rd Councilmanic

Petitioner(s): Painters Mill Venture/Macks & Macks, Inc.

Hearing Scheduled: TUESDAY, DECEMBER 18, 1990 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$174.73 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS! HEARING OR THE ORDER WILL NOT BE ISSUED.

buildings and their setting in order to "establish a tangible

county. "A policy specified in the plan outlines the importance

"Development pressure is often severe. Because of the value of

sense of place and enhance the aesthetic environment of the

the land and the potential lucrative return of developing a

possible. However, there are a number of commercial areas in

character by creating a unique village atmosphere worthy of

preservation. The county should establish ways to enhance

of the Baltimore County Zoning Regulations (B.C.Z.R.).

the county where the historic buildings provide irreplaceable

The regulations for D.R. zones may be found in Section 1B01.1A

in Section 204 according to the Zoning Regulations, "the O-1 zoning classification is established primarily to accommodate

office buildings on sites that should not be restricted by

The documented site plan indicates a two and one half-story stone house, a two-story, former slave house, a two-story

feet addition. The plan indicates 36 parking spaces. The

OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

development or limited enlargement of medium-size conventional

regulation of the R-O or moderate-density D.R. classification..."

stable, a tenant house, and a contemporary shed. The applicants

intend to improve the existing main dwelling with a 6,300 square

southernmost portion of the property is indicated as potential

Due to its historical significance, the property known as "The Meadows" has been coveted by the county as a key aspect in the

completion of the envisioned Owings Mills Growth Area. Since the county is unable to purchase the property, negotiating a plan with the owners to preserve the integrity of the site and

its improvements will result in the stabilization and ultimate restoration of the main building and other accessory structures.

The accompanying documented site plan lays the foundation by which the county can ultimately include the shaded area into the

Stream Valley Greenway Program. The goodwill and cooperation of

the Petitioners is expected to continue in order to address

Regulations governing the O-1 zoning classification can be found

retail or office site, preserving the building may not be

of expanding programs to preserve significant individual

structures and their immediate surroundings. Regarding

commercial areas, the Master Plan offers the following:

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Painters Mill Joint Venture

R91-157, Item No. 188

historic commercial areas."

PROPOSED VS. EXISTING ZONING:

DOCUMENTED SITE PLAN:

park space.

nine courses and distances, viz: South 03 degrees 21 minutes 26 seconds East 424.86 feet, thence

North 81 degrees 26 minutes 34 seconds WWest 194.65 feet; thence North 50 decrees 27 minutes 09 seconds West 95.52 feet; thence North 14 degrees 02 minutes 09 seconds West 181.06 feet; thence North 68 degrees 17 minutes 57 seconds West 372.62 feet; thence North 25 degrees 06 minutes 06 seconds East 230.55 feet; thence North 89 degrees 06 minutes 16 seconds East 368.00 feet; thence South 01 degrees 31 minutes 08 seconds East 195.00 feet; thence

111 W. Chesepeake Avenue Towson, Maryland 21204

cc: Painters Mill Venture/Macks & Macks, Inc. E. Scott Moore, Esq.

Painters Mill Joint Venture

R91-157, Item No. 188

following:

CYCZNR91.157/CYCLE

NOTICE OF HEARING

Petition for Zoning Re-classification CASE NUMBER: CR-91-157 W/S Owings Mills Bouelvard, 345' W of c/l and 880' S of c/l of Owings Mills and Red Run Blvds. 4th Election District - 3rd Councilmanic Petitioner(s): Painters Mill Venture/Macks & Macks, Inc. Hearing Scheduled: TUESDAY, DECEMBER 18, 1990 at 10:00 a.m.

PROPERTY DESCRIPTION

Beginning for the same at the point being South 15 degrees West 880 feet, more or less from the centerline instersection of Red Run Boulevard and Owings Mills Boulevard, said point also being the northeasternmost corner of Parcel "C" as shown on a plat entitled "Amended Subdivision Plat of Property of Baltimore County Mortgage Company" as recorded among the Land Records of Baltimore County in Plat Book S.M. 55 Folio 126; thence running fro the outline of Parcel "C"; as shown on said plat, the following

9 North 89 degrees 31 minutes 42 seconds East 160.46 feet to the point of beginning. Containing 221.095.67 square feet or 5.0756 acres of land, more or less.

Petition to reclassify the property from D.R. 16 and O.T. zoning to 0-1 zoning.

UESDAY, DECEMBER 18, 1990 at 10:00 a.m.

County Office Building, Room 301

WILLIAM T. HACKETT, CHAIRMAN County Board of Appeals

details as to how and under what circumstances the county will

Based upon the analysis conducted and the information provided,

- The Applicant shall file a landscape plan with the deputy

director of the Office of Planning and Zoning, prior to the

staff recommends the Petitioners' request be approved subject to the

receive a portion of property for park land.

issuance of any building permits.

401 Bosley Avenue

Board of Appeals

Towson, MD 21204

Fax 887-5862

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Baltimore County Government Office of Planning and Zoning

William Hackett, Chairman

DATE: December 13, 1990

Arnold F. (Pat) Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Case No. CR91-157

Painters Mill Joint Venture (The Meadows)

The Planning Board certified that the zoning reclassification petition filed on behalf of the Painters Mill Joint Venture should be exempted from the regular cyclical procedure. The Board's Resolution was unanimously approved by the County Council on October 15, 1990.

Pursuant to Section 2-58.1(i) of the Baltimore County Code, the following recommendation is submitted in the attached report regarding the above referenced case.

Deputy Director

AFK/JL/cmm CR91157.MMO/CYCLE

> 80 DEC 13 bil 5:38 SUMBORA NI MIDIR 120000

ZONING ADVISORY COMMITTEE MEETING OF NOVEMBER 15, 1990

Legal Owner: Painters Mill Venture Contact Purchaser: Macks & Macks, Inc. Location:

W/S Owings Mills Boulevard (345' W of centerline) and 880' S of centerlines of Owings Mills Boulevard and Red Run Boulevard (#302 Meadow Lane) Existing Zoning: D.R.-16 (4.7 acres) O.T. (0.37 acres) Reclassification to an O-1 zone.

Area: District:

5.0756 acres 4th Election District 3rd Councilmanic District

> 90 NOY -1 PH 2: 07 COUNTY STOCKS AFFECTS

BALTIMORE COUNTY, MARYLAND Inter-Office Correspondence

November 1, 1990

Baltimore County Zoning Plans Advisory Committee

W. Carl Richards, Jr. Zoning Coordinator (887-3391)

SUBJECT: Out-of-Cycle Documented Zoning Reclassification Petition Case Number CR-91-157

Legal Owner: Painters Mill Venture Contract Purchaser: Macks & Macks, Inc. W/S Owings Mills Boulevard (345 ft. W of centerline) and 880 ft. S of centerlines of Owings Mills Boulevard and Red Run Boulevard (302 Meadow Lane)

4th Election District; 3rd Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON SEPTEMBER 27, 1990 AND BY RESOLUTION OF THE BALTIMORE COUNTY COUNCIL DATED OCTOBER 28, 1990 (ATTACHED). PURSUANT TO SECTION 2-58.1(i) OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET AN EARLY HEARING DATE OF TUESDAY, DECEMBER 18, 1990 AT 10:00 A.M. BECAUSE OF THE ACCELERATED PROCEDURE, YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AND FORWARD YOUR COMMENTS PRIOR TO THE HEARING DATE. IF YOU SHOULD NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY OR MYSELF IMMEDIATELY.

WCR:sci

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND LEGISLATIVE SESSION 1990, LEGISLATIVE DAY NO. 19 RESOLUTION NO. 64-90

MR. C. A. DUTCH RUPPERSBERGER, III, COUNCILMAN

BY THE COUNTY COUNCIL, OCTOBER 15, 1990

A Resolution to approve the Planning Board's certification that the zoning reclassification petition filed on behalf of Painters Mill Joint Venture, owner of "The Meadows", for five acres of land located near Owings Mills Boulevard in the Third Councilmanic District, should be exempt from the regular cyclical procedure of Section 2-58.1(c) through (h), inclusive, of the Baltimore County Code, 1978, 1988/89 Cumulative Supplement, as amended.

WHEREAS, the Planning Board, by Resolution dated September 27, 1990, has certified that early action on the Petition for Zoning Reclassification filed on behalf of Painters Mill Joint Venture, requesting a reclassification of the above described property is manifestly required in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-58.1(1) may approve said certification and exempt the Petition for Zoning Reclassification from the regular cycle procedures of Section 2-58.1.

NOW THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the certification by the Planning Board that early action on the zoning Reclassification Petition filed on behalf of Painters Mill Joint Venture, be and the same is hereby approved; and

BE IT FURTHER RESOLVED that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-58.1(i) of the Baltimore County Code.

CR-91-157

DATE: October 18, 1990

: BEFORE THE COUNTY BOARD OF APPEALS

Zoning Case No. CR-91-157

People's Counsel for Baltimore County

Room 304, County Office Building

::::::

ENTRY OF APPEARANCE

proceedings in this matter and of the passage of any preliminary or

Please enter the appearance of the People's Counsel in the above-

Peter Max Zimmerman

(301) 887-2188

the foregoing Entry of Appearance was mailed to E. Scott Moore, Esquire,

Macks & Macks, Inc., 6615 Reisterstown Rd., Baltimore, MD 21215, Contract

4111 E. Joppa Rd., Baltimore, MD 21236, Attorney for Petitioner; and

I HEREBY CERTIFY that on this 11th day of December, 1990, a copy of

Deputy People's Counsel

111 W. Chesapeake Avenue

Towson, Maryland 21204

captioned matter. Notices should be sent of any hearing dates or other

OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: W. Carl Richards

FROM: Kathleen C. Weidenhammer County Board of Appeals

Zoning Office

SUBJECT: Out-of-Cycle Exemption-Reclassification Petition / Painters Mill Joint Venture -

> "The Meadows" Approval by Council Council and Date for Hearing before the Board

Carl:

Pursuant to Section 2-58.1(i), the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Tuesday, December 18, 1990 at 10:00 a.m. in Room 301, County Office Building.

This petition for reclassification was approved for hearing out of cycle by the County Council at its October 15, 1990 meeting (a copy of Resolution 64-90 is attached for your information and

I have copied Gwen on this memorandum so that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of December 18, 1990.

Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

Thanks.

kathi

IN THE MATTER OF PETITION FOR

OUT OF CYCLE RECLASSIFICATION

FROM D.R. 16 (4.7 acres) AND

0.T. (0.37 acres) TO 0-1 ZONE

W/S Owings Mills Blvd. (345' W of C/L) & 889' S of C/Ls of

Owings Mills Blvd. & Red Run

PAINTERS MILL VENTURE, Owner

MACKS & MACKS, INC., Contract

3rd Councilmanic District

Purchaser

final Order.

Purchaser.

Blvd. (#302 Meadow Lane - "The

Meadows"), 4th Election District, :

Gwen: Please advise as soon as you have a case number for this. Also, I'd appreciate a copy of the notice of hearing when it's sent

County Council of Baltimore County Court House, Towson, Maryland 21204 (301) 887-3196 Fax (301) 887-5791

COUNCIL

Ronald B. Hickernell FIRST DISTRICT

Melvin G. Minsz SECOND DISTRICT Charles A. Ruppersherger, III

THIRD DISTRICT

CHAIRMAN

Barbara F. Bachur

FOURTH DISTRICT

Norman W. Lauenstein

FIFTH DISTRICT

Thomas Toporovich

SECRETARY

Thomas J. Peddicord, Jr

LEGISLATIVE COUNSEL

Mr. William T. Hackett, Chairman Baltimore County Board of Appeals County Office Building Towson, Maryland 21204

Dear Mr. Hackett:

William R. Evans SIXTH DISTRICT Dale T. Volz SEVENTH DISTRICT

Attached please find Resolution 64-90 to approve the Planning Board's certification that the zoning reclassification petition filed on behalf of Painters Mill Joint Venture, owner of "The Meadows", for five acres of land located near Owings Mills Boulevard in the Third Councilmanic District, should be exempt from the regular cyclical procedure of Section 2-58.1(c) through (h), inclusive, of the Baltimore County Code, 1978, 1988/89 Cumulative Supplement, as amended.

This Resolution was unanimously approved by the County Council at their meeting on Monday, October 15, 1990 and is being forwarded to you for appropriate action.

> Sincerely, Secretary

> > CALB ADDROVER NO. 1024-0218

October 16, 1990

Enclosure

Baitimore County Planning Board Towson, Maryiana 21204 :201) :87-3211

October 3, 1990

Dennis F. Rasmussen Re: Certification on Reclassification Petition -Painters Mill Joint Venture ("The Meadows")

Dear Councilman Ruppersberger:

County Courthouse

Towson, Maryland 21204

Hon. C.A. "Dutch" Ruppersberger, III

Chairman, Baltimore County Council

At its regular monthly meeting on September 27, 1990, the Baltimore County Planning Board voted, in accordance with Section 2-58.1(i) of the County Code, to certify to the County Council that early action upon the enclosed petition by Painters Mill Joint Venture for zoning reclassification of "The Meadows" property is manifestly required in the public interest.

Enclosed herewith are copies of the Petition and accompanying information submitted by the Petitioner, including the amended site plan as received by the Office of Planning & Zoning on September 25, 1990. The County planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely yours,

P. David Fields Secretary to the Planning Board

MEADOWS/TXTMJM

Enclosures

PDF/TD/mjm

cc: Members, Baltimore County Council Frank C. Robey, Jr., Administrative Officer Thomas Toporovich, Secretary-Administrator, County Council J. Robert Haines, Zoning Commissioner William T. Hackett, Chairman, Board of Appeals Phyllis Cole Friedman, Esquire, People's Counsel /Judith Sussman, Senior Executive Assistant E. Scott Moore, Esquire

NPS Form 10-900-4

United States Department of the Interior National Park Service

National Register of Historic Places

Continuation Sheet

Section number ____7_ Page __1___ The Meadows GENERAL DESCRIPTION

The overall integrity of the site with regard to location, design, setting, materials, workmanship, feeling and association is excellent, with all of the buildings being nominated surviving today largely as they stood—in their original relationship to one another—during the period of significance c. 1770 - 1850. Exceptions to this high degree of overall integrity relate to integrity of design and materials with regard to the log tenant house and the main dwelling. Specifically, an enclosed front porch has been added—possibly in the 20th-century—to the tenant house and a third story addition of undocumented appearance was made to the dwelling sometime after 1926 and removed shortly after 1943. But according to a first-hand account of the main dwelling before this addition was made, it is known that the house had a steeply-pitched roof and dormer windows (see the historical narrative in the "Statement of Significance," p. 7). Presumably, the present roof and dormer configuration are similar, if not identical, to the original features.

Main Dwelling

The dwelling house at "The Meadows" is an L-shaped, two-and-one-half story, gable-roofed stone house in the vernacular style. The two-and-one-half story main block of the house and one-story kitchen wing appear on the 1798 tax list, although their exact dates of construction are not known. The ell is estimated to have been bailt in 1820. The entire dwelling house, with kitchen wing, is a strongly contributing structure to the nominated property.

The main block is a 50' x 20', four-bay wide structure with a center hall plan, two interior end chimneys, and three gabled dormers on the front (east) slope of the roof. The main entrance is flanked by four-over-four double-hung windows which serve as half-height side lights. Above the entrance are a five light transom and simple fronton. All windows on the facade (east elevation) of the main block, including the dormers, contain six-over-six, double-hung wood sash. The north gable end of the main block, above the adjoining one-story kitchen, contains a pair of six-light windows at the attic level. The south gable end of the main block is two bays wide, with four six-over-six double-hung windows in addition to two nine-light windows at the attic level.

At the north end of the main block the kitchen wing, 20' x 18', is two bays deep with a steeply-pitched roof and interior end chimney. The east elevation of the kitchen wing, corresponding to the facade of the main block, has two six-over-six double wood windows. The gable end contains a single six-over-one

The ell is a five-bay wide, two-story structure with a central chimney. Entrances on the south facade occur in the eastern-and western-most bays. All windows on the south facade contain six-over-six, double-hung wood sash.

See Continuation Sheet 7/2

EXPLANATION OF THE REASONS APPLICANT'S REQUEST

Applicant is the owner of 5.0756 acres known as "The Meadows" (the "Property") situate on the west side of Owings Mills

"The Meadows is a five-building residential complex that was associated with the Owings family between ca. 1770 and 1850 and is now located just off Owings Mills Boulevard. During the late eighteenth and early nineteenth centuries, Samuel Owings and his descendants were responsible for the construction and operation of six fulling, woolen, and grist mills in this area. The Meadows contains the only surviving buildings associated with the

The complex encompasses a Federal style principal dwelling; a two-story stone outbuilding reported to be a slave quarter; a stone and log stable; and a log and frame tenant house. Construction of the principal dwelling and of an industrial complex composed of a fulling mill, a grist mill, and a sawmill are credited to Samuel Owings' son, Thomas, in the last quarter of the eighteenth century. The construction of these industrial mills at The Meadows increased the number of Owings' family mills

The Meadows remained in the Owings family until 1846. The property was owned by Isaac Tyson, Jr. between 1860 and 1864. Tyson, who was involved in chromite extraction, probably undertook placer mining along Red Run, a Class 2 stream that passes through The Meadows property. Following Tyson's death in 1864, the property was placed in agricultural production by a succession of owners. It was acquired by Dr. Lambie, a medical missionary, in 1926 for use as a retreat for missionaries.

industrial development of Baltimore County was recognized in 1988 when the site was included in The National Register of Historic Places (Maryland Historical Trust National Register Nomination Form #BA-32). No previously identified archeological sites are located within the project area."

It is constructed with clapboard and logs and is approximately

FOR O-1 ZONING SHOULD BE APPROVED

Boulevard in the 4th Election District of Baltimore County.

Owings family and its industrial enterprises.

in the region to six by 1828.

The significance of The Meadows to the agricultural and

All of the buildings, with the exception of a shed, stand today largely as they stood during the period of 1770-1850. The main dwelling is an L-shaped, two-and-one-half story gable-roofed stone house in the vernacular style and will be used as a corporate office. South of the main dwelling are the slave house and stable. The two-story stone slave house (or store house) is a plain vernacular structure 16' x 18'. The stable is a two-story structure constructed of field stone on the first floor and square logs on the second floor. Its approximate size is 20' x 70'. To the southwest of the main dwelling is the tenant house.

20' x 50'. The shed is a 15' x 20' one-story partially open wood building that is of a more contemporary period from the other buildings. The intent of this project is to add a 6,300 square foot addition to the main dwelling to facilitate its use also as a corporate office. The addition will be constructed of materials consistent with those currently on the site. Wood clapboard siding, double hung windows and a shingled gable that will all be featured on this two-story addition. The stable, slave house and tenant house will all be stabilized but not occupied. The shed will be removed.

The Maryland Historical Trust has (1) endorsed the plans for the proposed use of the principal building (2) supported the concept of an addition to the principal building for office use and (3) agreed upon the location of the parking area (See letter dated May 30, 1990 from William J. Pencek, Chief of Office of Preservation Services, Maryland Historical Trust; attached herewith as Exhibit "1".) The Property is also subject to a Deed of Easement administered through the Maryland Historical Trust.

A request for approval of a Documented Site Plan in an 0-1 zone is being made. Approval of office use by the Applicant for corporate offices of Macks and Macks in the principal building and in a connecting building to be built, is requested. The Property is currently zoned O-T and DR-16. Adjoining properties on the north, east and west are zoned O.T. Adjoining property to the south is zoned DR-16 but is unusable because of wetlands.

Since the adoption of the Comprehensive Zoning Map for this area in 1988, Owings Mills Boulevard has been completed with private funds. In addition, the property to the immediate north of the subject Property has received CRG approval for an 850,000 square foot office complex to be built by Trammell-Crow, one of the largest office builders in the United States. That office complex will contain facilities for over 2800 parked automobiles and buildings will be between 7 and 14 stories high. The CRG plan shows a parking garage approximately 70 feet high within 150 feet of the existing historic building in The Meadows. The entry to the garage is 22 feet above the ground floor elevation of The Meadows. See the CRG Plan for the Owings Mills Office Park-Plan No. 88043 10-340 approved in February 1989. The subject Property, as a result of changes in the uses of adjacent properties, would be completely unusable for a DR-16 use. An additional change has occurred as a result of the dedication by the owners of The Meadows of an easement to the Maryland Historical Trust which limits the use of the property so that it can only be used for commercial redevelopment. Applicants have agreed, in the event that this reclassification is approved, to renovate the principal building and other outbuildings that have historical value, at its expense. All of the buildings now located at The Meadows are in a very poor state of disrepair and need immediate

alteration. Baltimore County officials are most anxious to see that the renovation of these buildings proceed as quickly as possible. (See letter dated March 12, 1990 from Frank C. Robey Jr., Administrative Office for Baltimore County-marked Exhibit

The topography of the Property in relation to the adjoining Owings Mills Office Park makes the DR-16 residential zoning of the subject Property erroneous.

Water and sewer facilities are adequately available for 0-1 use of the Property. Applicant will be able to present that all factors mentioned in Section 2-58.1(j)(2) of the Baltimore County Code will be complied with in its request for the 0-1 zoning re classification of the Property.

Comprehensive zoning would dictate that the Applicant's property should not remain zoned DR-16. The opening of a major highway in the form of Owings Mills Boulevard in the Spring of 1990 and the construction of a major office complex immediately to the north would have a devastating effect on homeowners living on residentially zoned property. Also a change to 0-1 zoning would be consistent with Baltimore County's plan to cluster commercial activities. Obviously, 0-1 zoning would not have an adverse effect on surrounding land uses in the area.

EXH18 17 1

MARYLAND HISTORICAL 表 | 基 | [1] | [1] | [1] | [1]

William Donald Schaefer Jacqueline H. Rogers Secretary, DHCD

May 30, 1990

Mr. Josh Fidler Macks and Macks, Inc. 6615 Reisterstown Road Baltimore, Maryland 21215

Re: . The Meadows

Dear Mr. Fidler:

The purpose of this correspondence is to confirm that the Maryland Historical Trust has reviewed schematic plans for the proposed rehabilitation of the Meadows. By letter dated April 11, 1990. the Trust:

- 1) endorsed the plans for the proposed use of the main house
- 2) supported the concept of an addition to the main house
- 3) agreed with the general location of the parking area and the proposed user's need for up to 30 spaces.

Please contact me should you have any questions or concerns.

Sincerel William J. Pencek

Office of Preservation Services

Mr. Donald Kann

Maryland Department of Housing Jand Community Development Shaw House, 21 State Circle, Annapolis, Maryland 21401 (301) 974-5000

Baitimore County Planning Board Towson, Marviana 21204

Dennis F. Rasmussen Reclassification Petition -

County Planning Board voted, in accordance with Section 2-58.1(i) of the County Code, to certify to the County Council that early action upon the enclosed petition by Painters Mill Joint Venture for zoning reclassification of "The Meadows" property is manifestly

Enclosed herewith are copies of the Petition and accompanying information submitted by the Petitioner, including the amended site plan as received by the Office of Planning & Zoning on September 25, 1990. The County planning staff will be pleased to assist the

Sincerely yours,

Secretary to the Planning Board

Enclosures

cc: Members, Baltimore County Council Frank C. Robey, Jr., Administrative Officer Thomas Toporovich, Secretary-Administrator, County Council J. Robert Haines, Zoning Commissioner William T. Hackett, Chairman, Board of Appeals Phyllis Cole Friedman, Esquire, People's Counsel /Judith Sussman, Senior Executive Assistant /E. Scott Moore, Esquire

(30)) 529-4600

The Meadows Painters Mill

This letter and attached documents, filed on behalf of

Section 2-58.1(i) of the Baltimore County Code authorizes the Planning Board to certify to the County Council that expedited scheduling of a reclassification hearing of the County

zoning reclassification, the four historic buildings will be renovated by Painters Mill Joint Venture and the historic Federal style principal dwelling will be used as an office building by the owners. An additional office building is planned to be constructed by the owners for their use on the five (5) acre parcel, and will be connected to the principal dwelling.

Owings family and its industrial enterprises.

W. DUVALL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21204 / 301 583-9571 Engineers / Land Planning Consultants

ZOWING OFFICE

We are submitting ☐ We are forwarding ☐ We are returning ☐ We request

1.0. 516N DETAILS, AND EXISTING

PLEMSE REPLACE ALL CLO SITE PLANS & 1 INFO. WITH THE NEW INFO. IF YOU HAVE ANY QUESTIONS PLEASE CALL US

☐ In accordance with your request For your review For processing □ Plans reviewed and accepted □ Plans reviewed and accepted as noted

Buicosus

☐ For your use ☐ Please call when ready ☐ Please return to this office ☐ Approval requested

□ Under Separate Cover

For further information, please contact the writer at this office

☐ For revision by you

JON JOHNS

EM#=EMERGENCY

BALTIMORE COUNTY COUNCIL AGENDA LEGISLATIVE SESSION 1990, LEGISLATIVE DAY NO. 19 OCTOBER 15, 1990 7:30 P.M.

APPROVAL OF JOURNAL - Meeting of October 1, 1990

187-90

BILL 193-90 - Mr. Ruppersberger(By Req.) - Homeless Health Program - EM# BILL 194-90 - Mr. Ruppersberger(By Req.) - Crime Victims Assistance Program - W&E* BILL 195-90 - Mr. Ruppersberger(By Req.) - Substance Abuse Methadone Treatment Pro. BILL 196-90 - Mr. Ruppersberger(By Req.) - JTPA Howard County Training Pro. - EM* BILL 197-90 - Mr. Ruppersberger(By Req.) - Project Independence Program - EM* BILL 199-90 - Mr. Ruppersberger(By Req.) - Roads Crossing Lots of Record BILL 200-90 - Mr. Evans - Zoning Regs - Child Care Centers in D.R. Zones

BILL 188-90 - Mr. Ruppersberger(By Req.) - CEB - Summer Pro.-Community Arts Development BHEB-189-98---Hr:-Ruppersberger(By-Req-)-GEB-Forfeiture-haw-Enforcement-Program-EH= BILL 190-90 - Mr. Ruppersberger(By Req.) - CEB - Job Training Partnership Act Fund - EM*

 Agreement - Sexual Assault/Domestic Violence Center 2. Agreements - Dundalk, Essex & Catonsville Community Colleges-Educational Training 3. Agreement - PSC Engineers & Consultants, Inc. - Back River Neck Force Main 4. Agreement - PSC Engineers & Consultants, Inc. - Back River Neck Pumping Station 5. Agreement - Whitman, Requardt & Assoc. - Bird River Pumping Station

Correspondence Res. 64-90 - Mr. Ruppersberger-Out of cycle zon. reclass.-Painters Mill Joint Vent.

Tentative #6 W&E*=WAIVER & EMERGENCY

MOMENT OF SILENT MEDITATION PLEDGE OF ALLEGIANCE TO THE FLAG

ENROLLMENT OF BILLS - 171-90, 180-90, 181-90, 182-90, 183-90, 184-90, 185-90, 186-90, &

INTRODUCTION OF BILLS

BILL 192-90 - Mr. Ruppersberger(By Req.) - Building Code of Baltimore County BILL 198-96 - Mr. Ruppersberger(By Req.) - Job Training Partnership Act Program - EM=

CALL OF BILLS FOR FINAL READING AND VOTE

APPROVAL OF FISCAL MATTERS

6. Agreement - Greenhorne & O'Mara, Inc. - Water Main - Bethlehem Steel Development 7. Amend. to Agreement - Gipe Associates, Inc. - Engineering Services - County Building:

MISCELLANEOUS BUSINESS

2. Spec. Res. - Mr. Ruppersberger - Chamber of Commerce Week 4. Spec. Res. - Mr. Hickernell - Commendation - Al Flora

8. BAT 91-7C - Public Works - Engineering - Sparks Road Bridge

Daggerouse by vote of the County Council - 7 - 0 -

10/9/90 A. Macked

(301) 887-3211

October 3, 1990

Hon. C.A. "Dutch" Ruppersberger, III Chairman, Baltimore County Council County Courthouse Towson, Maryland 21204

Re: Certification on Fainters Mill Joint Venture ("The Meadows")

Dear Councilman Ruppersberger:

At its regular monthly meeting on September 27, 1990, the Baltimore required in the public interest.

Council in the consideration of this matter.

PDF/TD/mjm MEADOWS/TXTMJM

W. DUVALL & ASSOCIATES, INC. 530 E. Joppa Rd. / Towson, Maryland 21204 / 301 583-9571 Engineers / Land Planning Consultants

BUNING OFFICE

For processing

E SCOTT MOORE

ROBERT E CARNEY, JR ROBERT J. RYAN

RICHARD E LATTANZI

JUDITH L. HARCLERODE

RONALD A DECKER DAVID M. MEADOWS

☐ Plans reviewed and accepted

Attention: MR. CARL RICHARDS

Date: <u>CCT086R 30, 1990</u> BONING RECLATSIFICATION <u>90113</u>

CR-91-157

☑ We are submitting ☐ Herewith □ Under Separate Cover □ We are forwarding ☐ We are returning

☐ We request No. Description DRINTS REVISED SITE PUN

WE HAVE REVISED THE SITE PLAY TO COMPLY WITH SECTION 2043.C.3 b. (1.0.516N 'A' WAS MONED ONSITE AND 1.0. SIGNS. BIC WORE REMOVED.)

ALSO, AT THE REQUEST OF THE CLIENT, NOTE \$11 WAS REMOVED AS WAS THE REFERENCE TO THE EXISTING ORNE BEING LIGOD AS A SECONDARY ACCESS. IF YOU HAVE ANY QUESTIONS DIRASE CALL US AT 583 -9571 P.S. THE SCHEMATIC SITE PLAN FROM KILA CAN BE THANKS, REMOUSE FROM THE PACKET AS IT DES NOT CONTAIN In accordance with your request Any INFO. HOT SHOW ON OUR SITE PLAN. ☐ For your review ☐ For your use

Plans reviewed and accepted as noted ☐ Approval requested ☐ For revision by you ☐ Conference requested at your convenience

For further information, please contact the writer at this office Sincerely yours. Enclosed ⊡⁄

☐ Please call when ready

☐ Please return to this office

MOORE, CARNEY, RYAN & LATTANZI ATTORNEYS AT LAW 4III E. JOPPA ROAD BALTIMORE, MARYLAND 21236

September 17, 1990

Baltimore County Planning Board Towson, Maryland 21204

Dear Ladies and Gentlemen:

Re: Request for Certification Joint Venture-Owners

Painters Mill Joint Venture, owners of "The Meadows", requests certification by the Planning Board to the Baltimore County Council for out-of-cycle action on a zoning petition for reclassification of a 5.0756 acre parcel from a D.R-16 and O.T. Zone to an O-1 Zone.

Board of Appeals "is manifestly required in the public interest." The owners The Meadows request the approval of an expedited scheduling of the reclassification inasmuch as the site includes four historic structures that are in a bad state of disrepair, vacant and subject to vandalism. Upon approval of a

"The Meadows is a five-building residential complex that was associated with the Owings family between ca. 1770 and 1850 and is now located just off Owings Mills Boulevard. During the late eighteenth and early nineteenth centuries, Samuel Owings and his descendants were responsible for the construction and operation of six fulling, woolen, and grist mills in this area. The Meadows contains the only surviving buildings associated with the

The complex encompasses a Federal style principal dwelling; a two-story stone outbuilding reported to be a slave quarter; a stone and log stable; and a log and frame tenant house. Construction of the principal dwelling and of an industrial complex composed of a fulling mill, a grist mill, and a sawmill are credited to Samuel Owings' son, Thomas, in the last quarter of the eighteenth century. The construction of these industrial mills at The Meadows increased the number of Owings' family mills in the region to six by 1828.

The Meadows remained in the Owings family until 1846. The property was owned by Isaac Tyson, Jr. between 1860 and 1864. Tyson, who was involved in chromite extraction, probably undertook placer mining along Red Run, a Class 2 stream that passes through The Meadows property. Following Tyson's death in 1864, the property was placed in agricultural production by a succession of owners. It was acquired by Dr. Lambie, a medical missionary, in 1926 for use as a retreat for missionaries.

The significance of The Meadows to the agricultural and industrial development of Baltimore County was recognized in 1988 when the site was included in The National Register of Historic Places (Maryland Historical Trust National Register Nomination Form #BA-32). No previously identified archeological sites are located within the project area."

All of the buildings, with the exception of a shed, stand today largely as they stood during the period of 1770-1850. The main dwelling is an L-shaped, two-and-one-half story gable-roofed stone house in the vernacular style and will be used as a corporate office. South of the main dwelling are the slave house and stable. The two-story stone slave house (or store house) is a plain vernacular structure 16' x 18'. The stable is a two-story structure constructed of field stone on the first floor and square logs on the second floor. Its approximate size is 20' x 70'. To the southwest of the main dwelling is the tenant house. It is constructed with clapboard and logs and is approximately 20' x 50'. The shed is a 15' x 20' one-story partially open wood building that is of a more contemporary period from the other buildings. The intent of this project is to add a 6,300 square foot addition to the main dwelling to facilitate its use also as a corporate office. The addition will be constructed of materials consistent with those currently on the site. Wood clapboard siding, double hung windows and a shingled gable that will all be featured on this two-story addition. The stable, slave house and tenant house will all be stabilized but not occupied. The shed will be removed.

The Maryland Historical Trust has (1) endorsed the plans for the proposed use of the principal building (2) supported the concept of an addition to the principal building for office use and (3) agreed upon the location of the parking area (See letter dated May 30, 1990 from William J. Pencek, Chief of Office of Preservation Services, Maryland Historical Trust; attached herewith as Exhibit "1".

The five (5) acre parcel comprising "The Meadows" is also subject to a Deed of Easement administered through the Maryland Historical Trust.

If any additional information is required for your certification, please do not hesitate to contact the writer. An application for a zoning reclassification has been filed with the County Board of Appeals simultaneously with the delivery of this letter to the office of the Baltimore County Planning Board. The entire application for rezoning and documentation relative thereto is attached.

Respectfully,

Joint Venture

E Suy nine E. Scott Moore Attorney for Painters Mill

ESM/sjd

The application for rezoning is in the process of being filed in the Office of Zoning, but cannot be officially accepted by the Office of Zoning until Certification is received from the County Council. Please contact the writer or Carl Richards in the Office of Zoning concerning this filing.

MOORE, CARNEY, RYAN & LATTANZI ATTORNEYS AT LAW

AHLE JOPPA ROAD BALTIMORE, MARYLAND 21236

(301) 529-4600 FAX 529+6146

September 17, 1990

Mr. Carl Richards Baltimore County Zoning Office County Office Building Towson, Maryland 21204

> Re: The Meadows Painters Mill Joint Venture-Owners

Dear Carl:

ESM/sjd Enc.

E SCOTT MOORE

ROBERT J RYAN

ROBERT E. CARNEY, JR.

JUDITH L HARCLERODE

RONALD A DECKER

DAVID M MEADOWS

In accordance with our conversation this morning, be advised that a request for Certification for an expedited hearing has been filed with the Baltimore County Planning Board. It is my understanding that you will review the enclosed application for rezoning and the attached documents and then contact me to go over these documents with the engineer and me.

It is understood that the actual filing of the application for rezoning will not take place until the County Board of Appeals receives approval of the expedited hearing by the Baltimore County Council.

Also enclosed is a check in the amount of \$175.00 payable to Baltimore County, Maryland representing the application fee.

> Respectfully, Sent Many

E. Scott Moore



MOORE, CARNEY, RYAN & LATTANZI ATTORNEYS AT LAW 4III E JOPPA ROAD

BALTIMORE, MARYLAND 21236

ROBERT E CARNEY, JR. ROBERT J. RYAN RICHARD E LATTANZI JUDITH L HARCLERODE DAVID M. MEADOWS

Mr. W. Carl Richards, Jr. Zoning Coordinator Baltimore County Zoning Commissioner's Office

Dear Carl:

ESM/sjd

Encs.

Towson, Maryland 21204

Enclosed is a copy of the letter of David Fields approving the certification for reclassification petition on The Meadows.

Also enclosed is a copy of the Baltimore County Council agenda showing the resolution 64-90 by Mr. Ruppersberger which also concerned The Meadows. This resolution was approved by the County Council on the evening of October 15, 1990 by a vote of 7-0.

Respectfully,

Sent Drom

E. Scott Moore

MOORE, CARNEY, RYAN & LATTANZI ATTORNEYS AT LAW 4111 E. JOPPA ROAD BALTIMORE, MARYLAND 21236

October 15, 1990

Mr. W. Carl Richards, Jr. Zoning Coordinator Baltimore County Zoning Commissioner's Office Towson, Maryland 21204

Re: Out-of-Cycle Reclassification Petition - The Meadows

Dear Carl:

E. SCOTT MOORE

ROBERT E. CARNEY, JR. ROBERT J. RYAN RICHARD E. LATTANZI

____ JUDITH L. HARCLERODI

RONALD A. DECKER DAVID M. MEADOWS

> Pursuant to the agreement reached in your office last week, enclosed herein is the complete Petition with all exhibits relative to the application concerning The Meadows. A check for \$175.00 has previously been paid to Baltimore County for the application

> A copy of the Environmental Impact Statement is in your office in The Meadows file and should be attached to the petition for reclassification. A copy of the complete application for reclassification has also been filed with the County Board of Appeals this day.

Respectfully,

E. Scott Moore

Attachments

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

Telephre Call to Scan Whote - 10/16- The Meeting 10/12/90

September 18, 1990

Dennis F. Rasmussen

Moore, Carney, Ryan & Lattanzi 411 East Joppa Road Baltimore, MD 21236

E. Scott Moore, Esquire

RE: Out-of-Cycle Reclassification Preliminary Filing Review "The Meadows", Painters MIII Joint Wenture - Owner 5 acres beginning 345' W of the centerline of Owings Mills Boulevard and 880' from the centerline intersection of Owings Mills Boulevard and Red Run Boulevard (#302 Meadow Lane) District: 4c3

Reference is made to your preliminary submittal to this office of the above referenced petition. When the Planning Board certification and County Council resolution would follow, then the petition may be finally processed, a hearing date set by the Board of Appeals, and advertised all in accordance with Section 258.1(i), Baltimore County Code. When the materials are revised, the following must be submitted to this office:

12 complete sets of plans including site plan, elevations, floor plans and landscaping; 3 petition forms, signed by the legal owner; Address of Dunen + Letters of Losal. Paperscutation) 3 copies of brief; 4 copies of Environmental Impact Statement; Vontages yet 4 1"=200' scale 1988 zoning maps; and

(A copy of each of the above to the delivered to the Board of Appeals.)

4 1"=1,000' scale 1988 zoning maps.

Scott Moore, Esquire September 18, 1990 Page 2

Van. Drives

Sunface?

The plans must be revised to include the following:

O 1. Complete "existing to remain" and proposed building elevations to scale, labeled with direction and including the building height and exterior materials no duamings o clearly labeled. Tenant house, Stable, Slave house

2. Complete floor plans including basement, to scale, including the use areas labeled and square footages indicated to agree with the parking calculations.

3. Signs -- Provide scale elevation on the plan of all proposed free-standing and building signs on the elevations, clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs visible outdoors must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with Section 204.3.C.3 (B.C.Z.R.) and all zoning sign policies. Among note#7 refer to page 2 (Signs) Describe possessing and proposed uses, height, dimensions and

setbacks of all existing buildings to remain. , A.O.S./F.A.R. -- Shade and sub-total qualifying A.O.S. area on the plan and include A.O.S. and F.A.R.

calculations in the notes. 6. Beginning point of description labeled on the plan and

dimensioned to street centerlines (2 measurements). 7. The plan and petition should agree and clearly indicate

the legal owner and contract purchaser. 8. Provide an area plan (see attached) 1"=200' scale with the roads (including Meadow Road) shown, Owings Mills

Office Park, and Owings Mills New Town P.U.D. Check and include street centerline distances on the area plan and provide two centerline distances to begin the description.

9. Include a typical, dimensioned parking space with curb or anchored wheel stops and dimension all drives minimum 20 feet. Note that all parking aisles and drives will not on pet-form be paved (indicate type) and permanently striped.

E. Scott Moore, Esque September 18, 1990 Page 3

10. Clarify "general" offices in the parking calculations, indicate all existing and proposed uses in the notes and identify Class "B" or Class "C" office building in the title block.

11. Clarify any proposed accessory commercial uses as limited by Section 204.3.A.3&4, 204.3.B, and 204.3.C.1&2

12. Darken all notes to be legible and identify the off-site Owings Mills New Town P.U.D. on the 50 scale plan print.

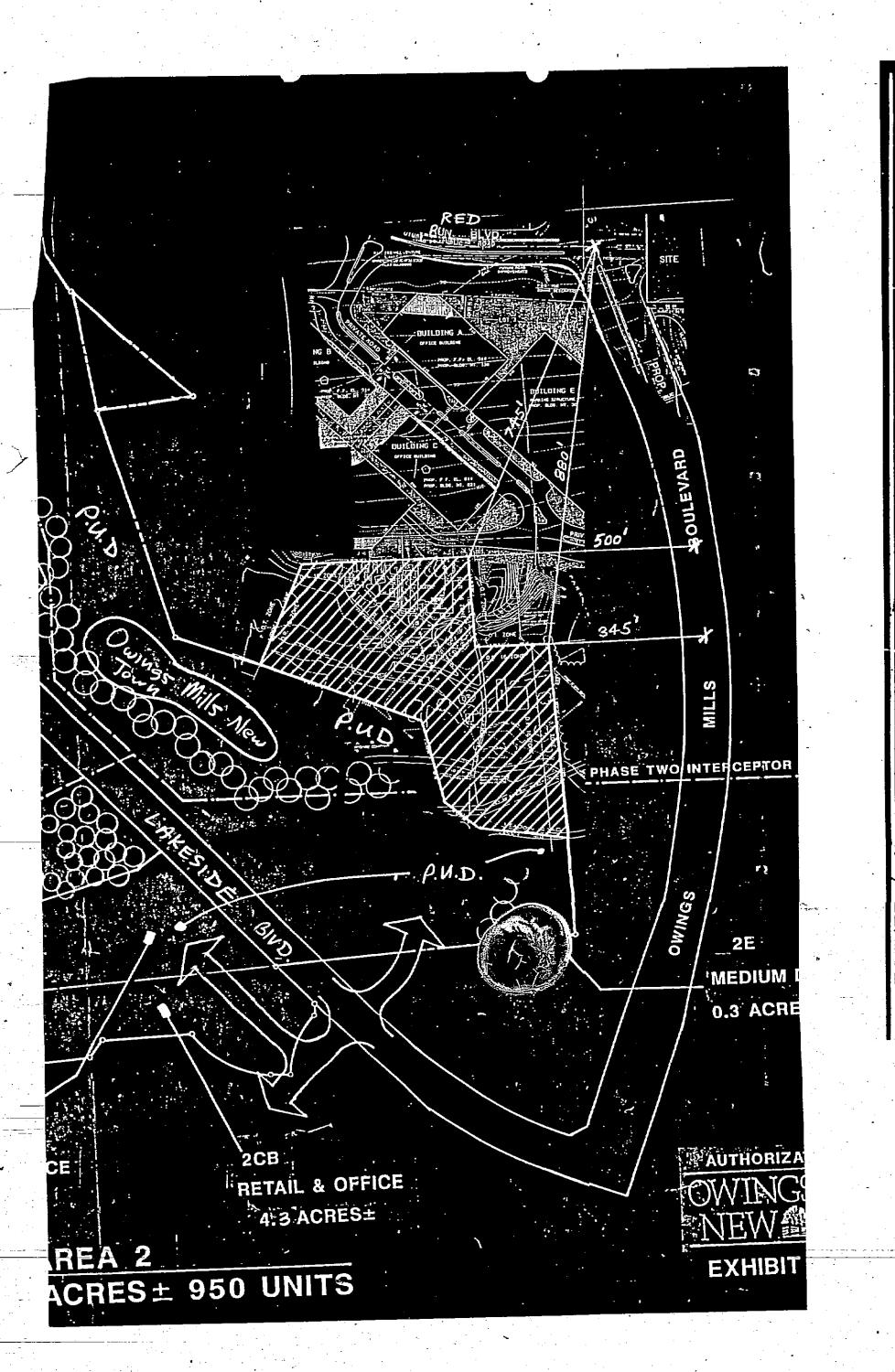
The petition should be corrected, amended and filed as soon as possible so that if the accelerated process is approved, there will be no delays in processing. If you have any questions concerning the processing or revisions, please contact me in this office at 887-3391.

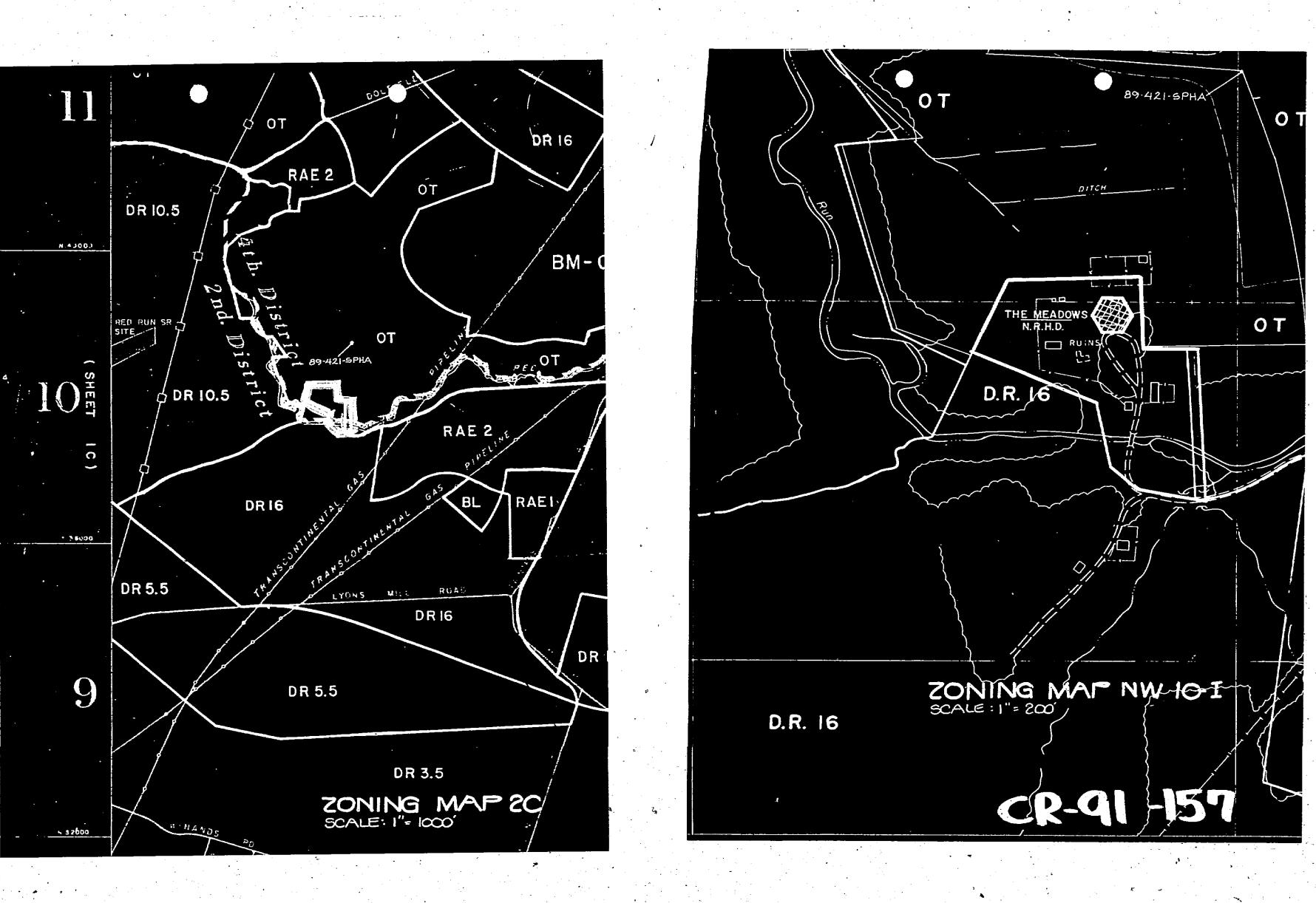
Very truly yours,

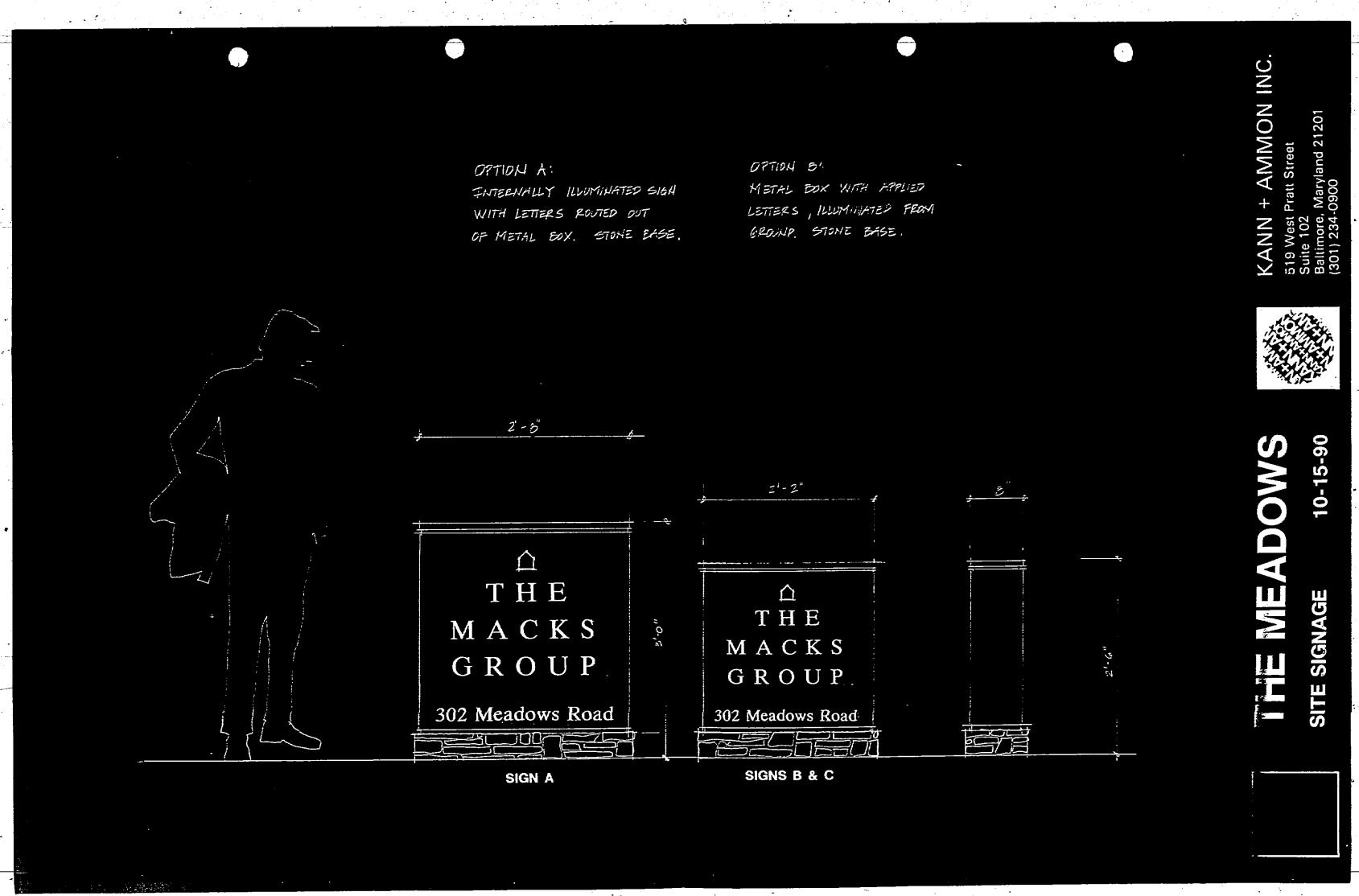
W. Carl Richards, Jr. Zoning Coordinator

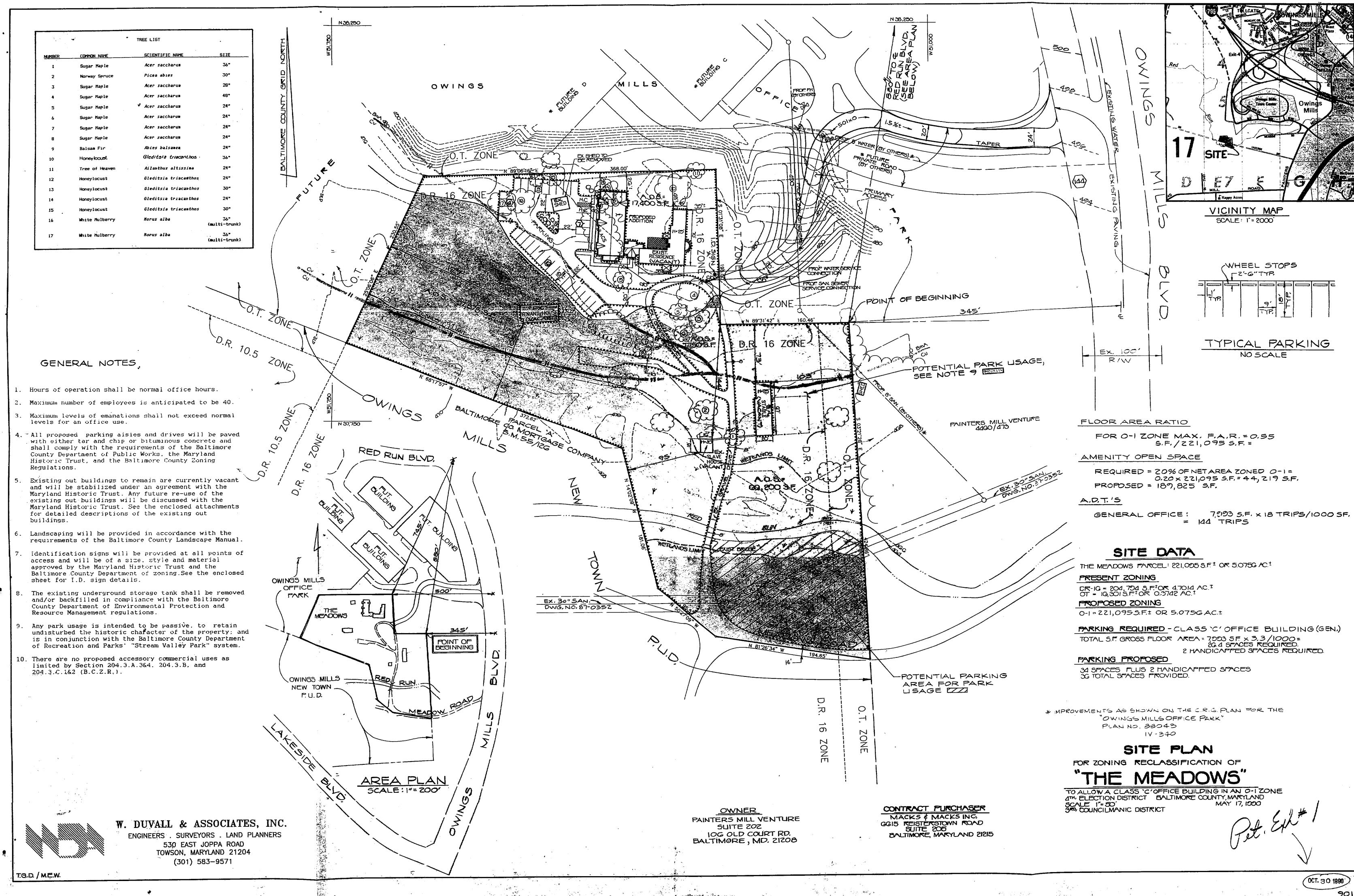
WCR:scj

cc: Kathi Weidenhammer Board of Appeals

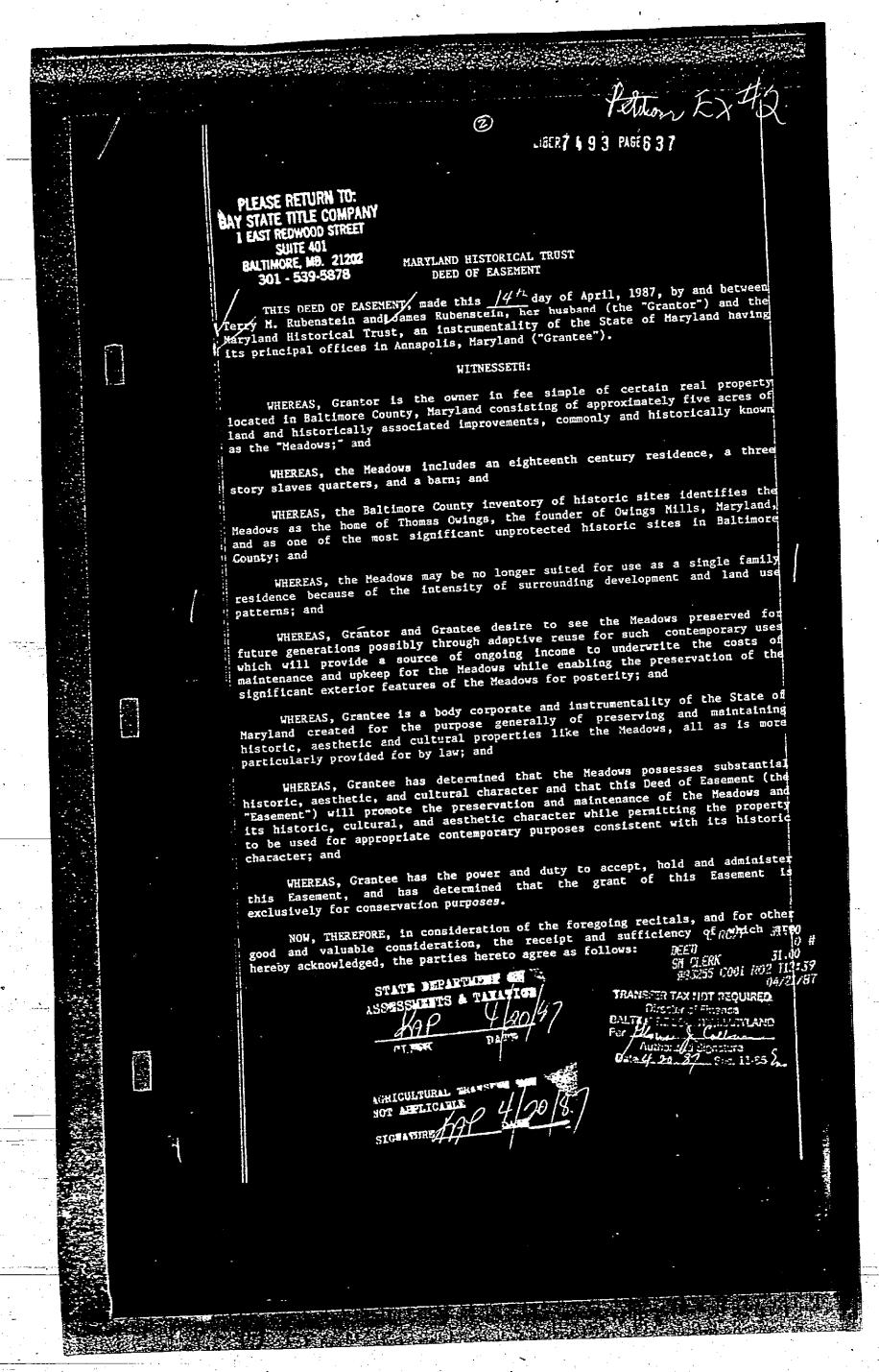


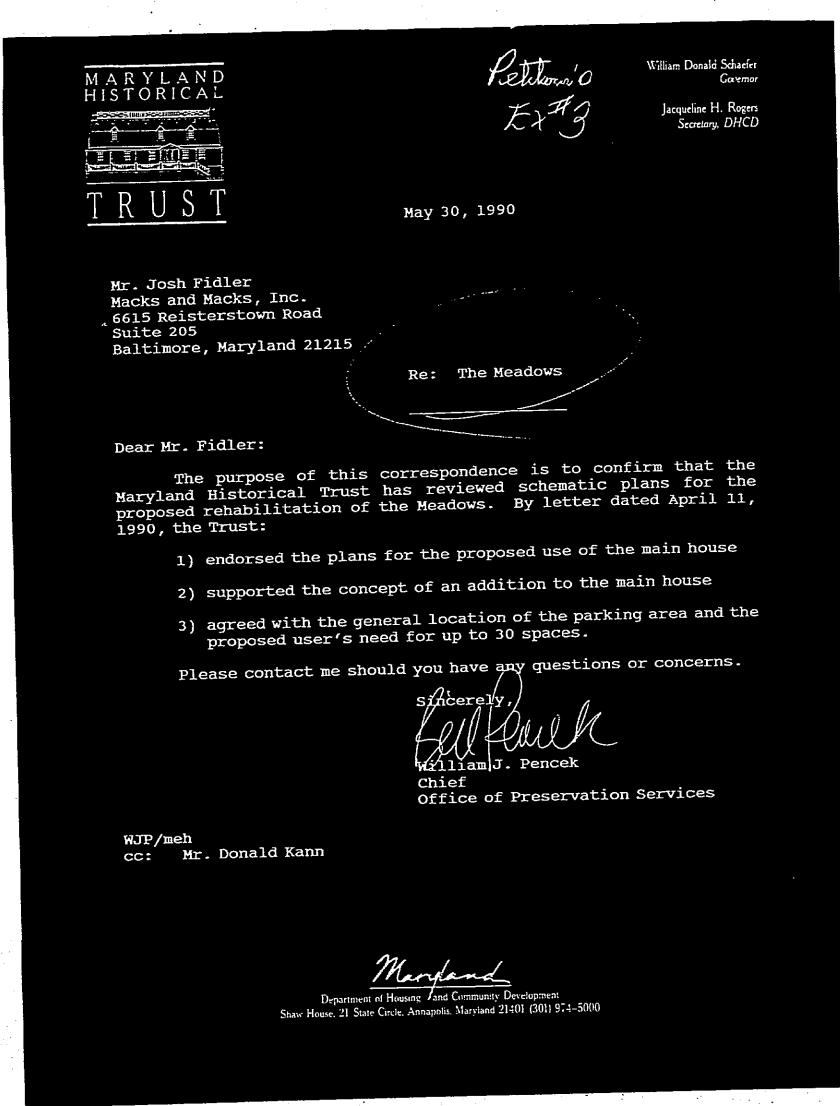






701J3







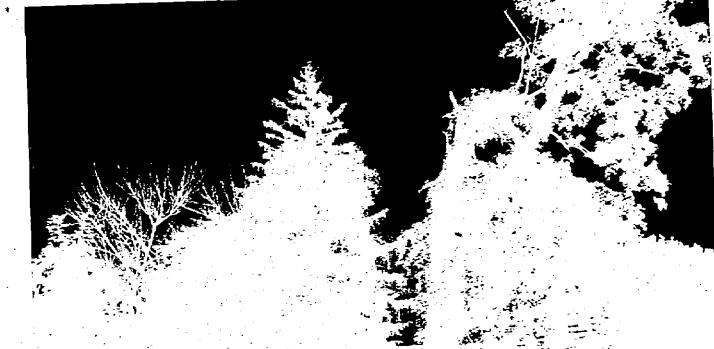






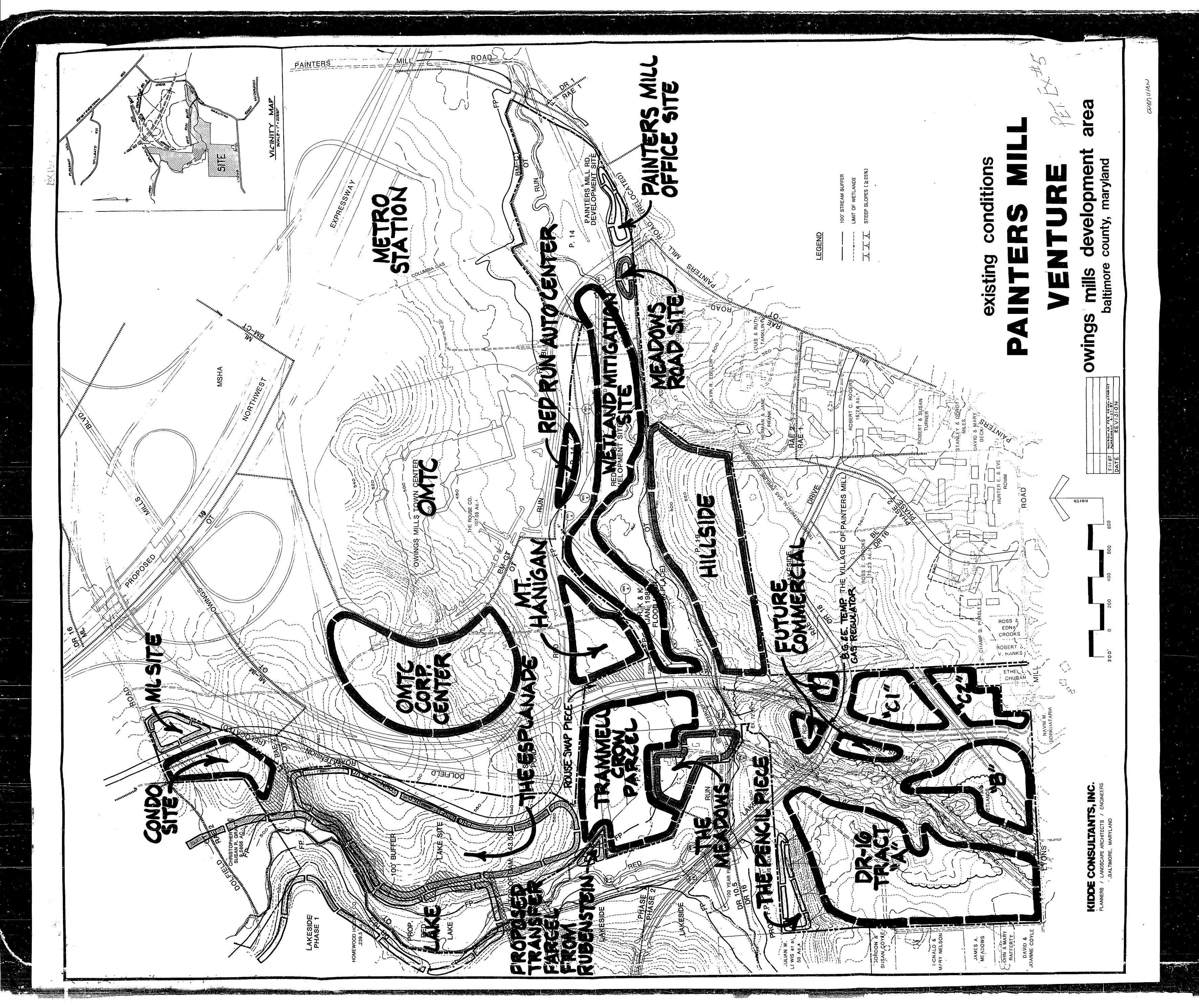


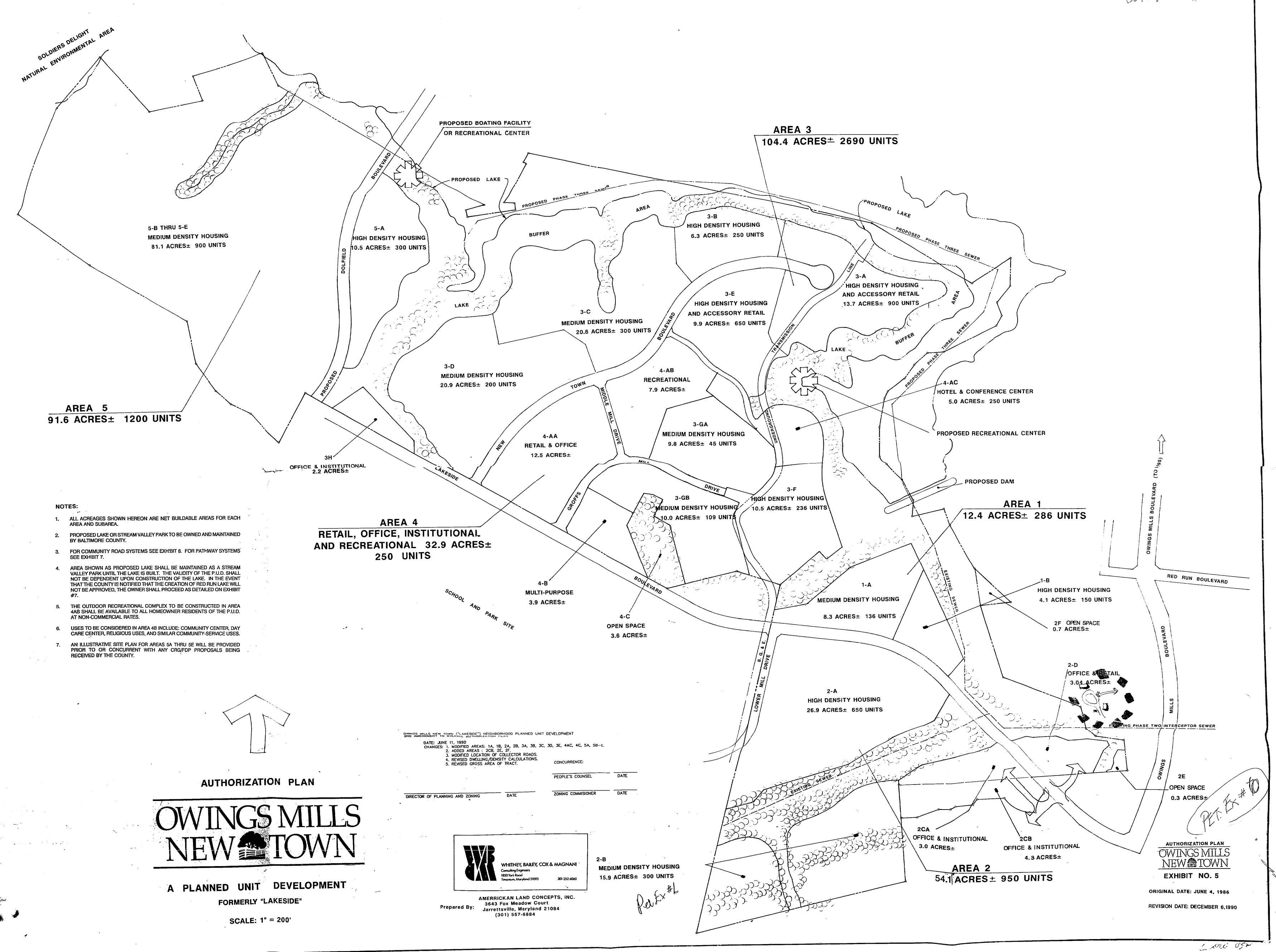




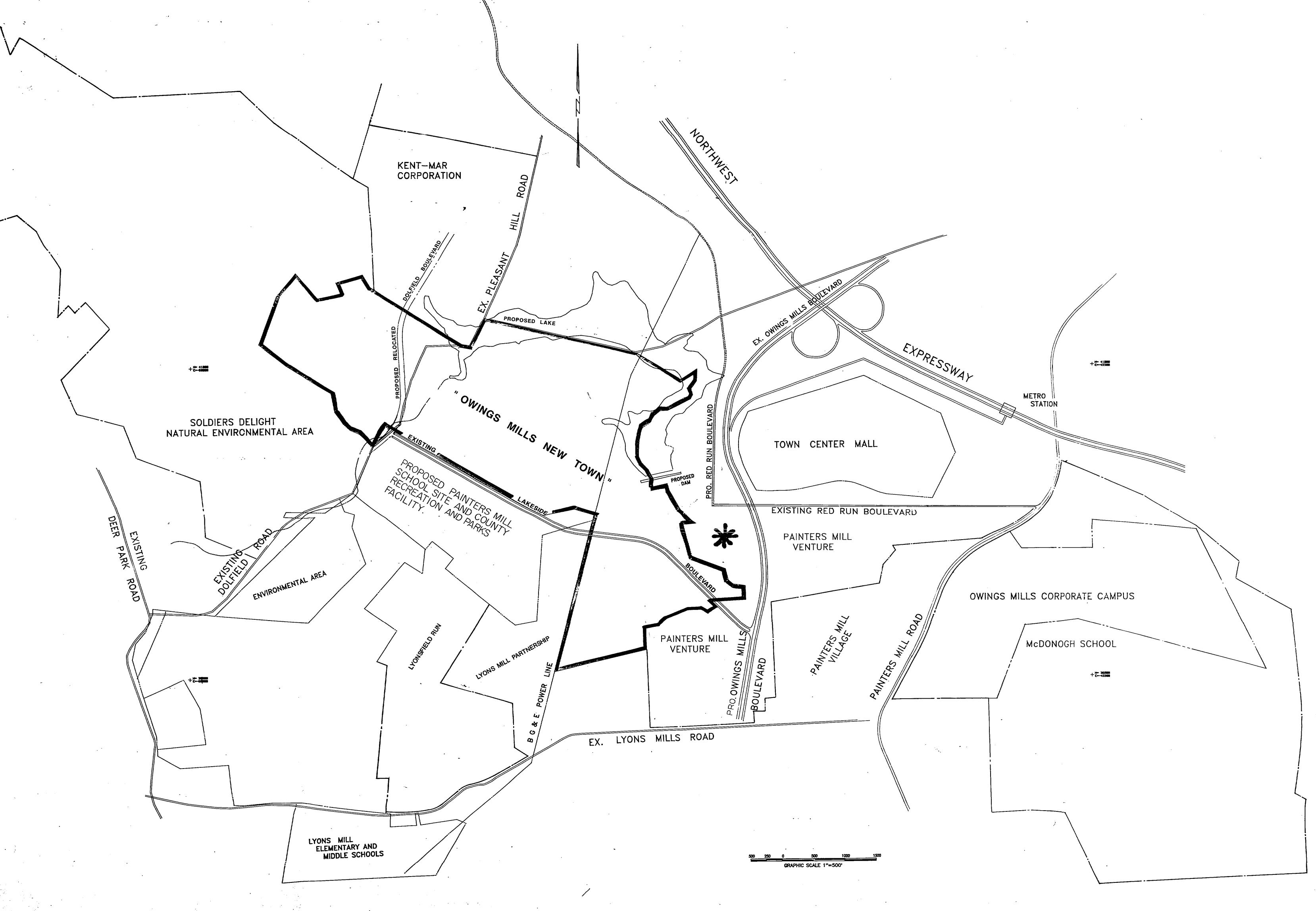








マイナルアファ マーマイ・ハン シアン・コ

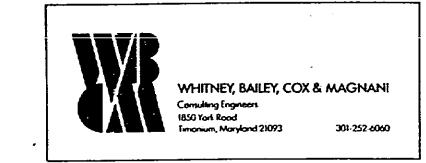


CONTEXT MAP

OWINGS MILLS NEW TOWN

FORMERLY "LAKESIDE"

A PLANNED UNIT DEVELOPMENT



AMERRICKAN LAND CONCEPTS, INC.

3643 Fox Meadow Court

Jarrettsville, Maryland 21084

(301) 557-6884

OWINGS MILLS
NEW TOWN

EXHIBIT NO. 3

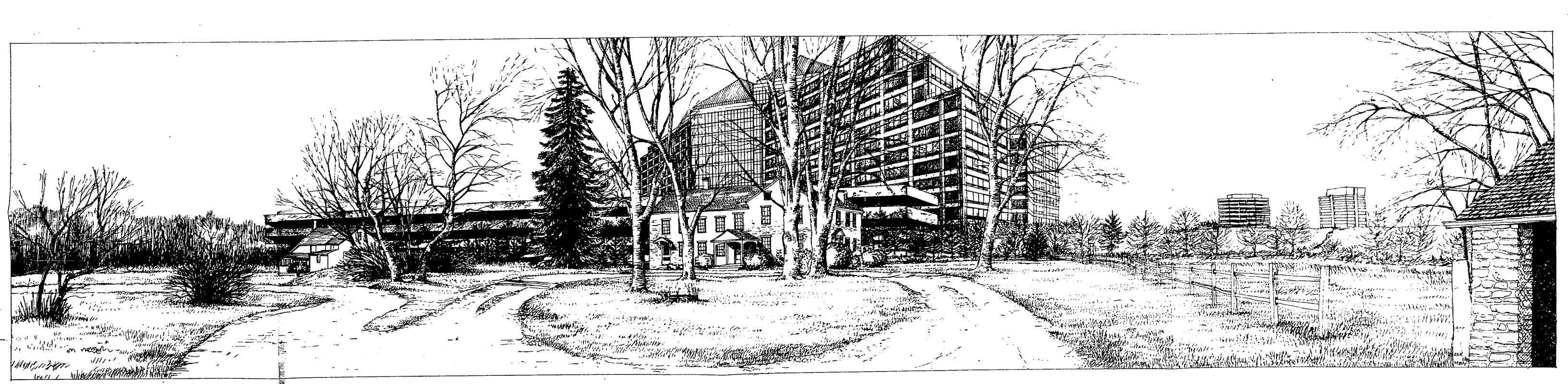
ORIGINAL DATE: JUNE 4, 1986 REVISION DATE: DECEMBER 6, 1990



THE MEADOWS VIEW FROM COUNTY PARK

OWINGS MILLS GROWTH AREA

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING



THE MEADOWS VIEW FROM COUNTY PARK

OWINGS MILLS GROWTH AREA

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

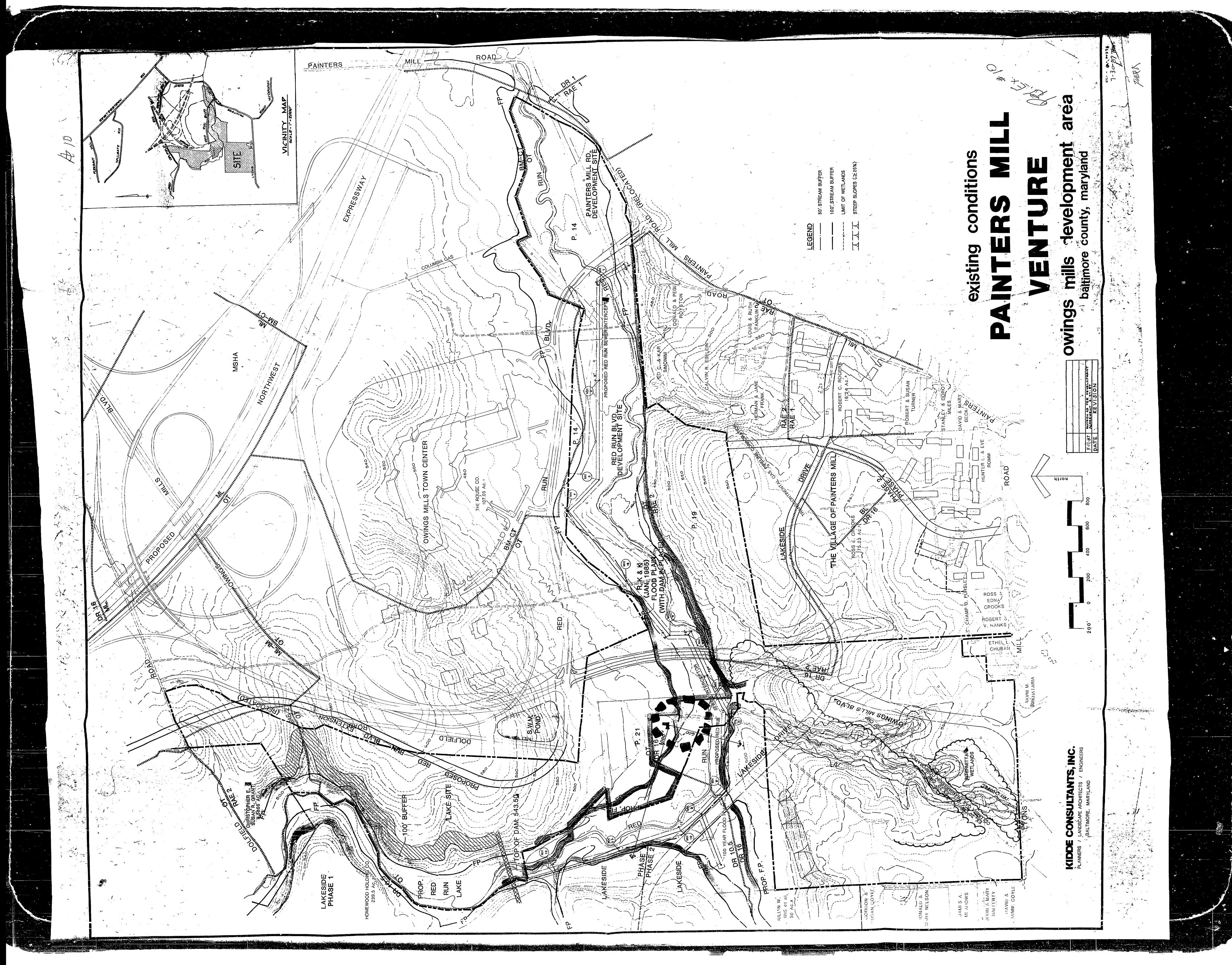


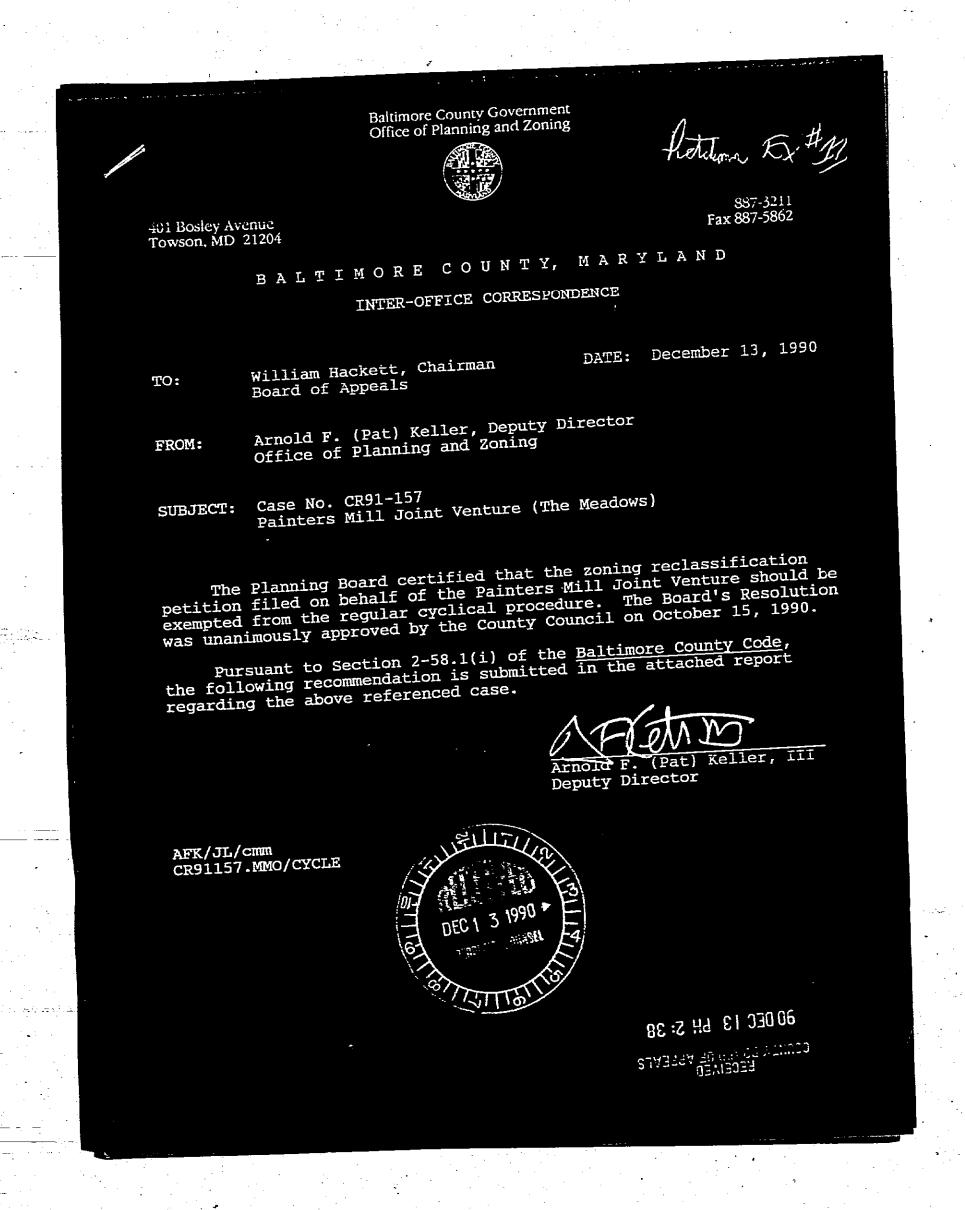
EXHIBIT NO.12 PESIDENÇE STABLE SLAVE HQUSE Released For:

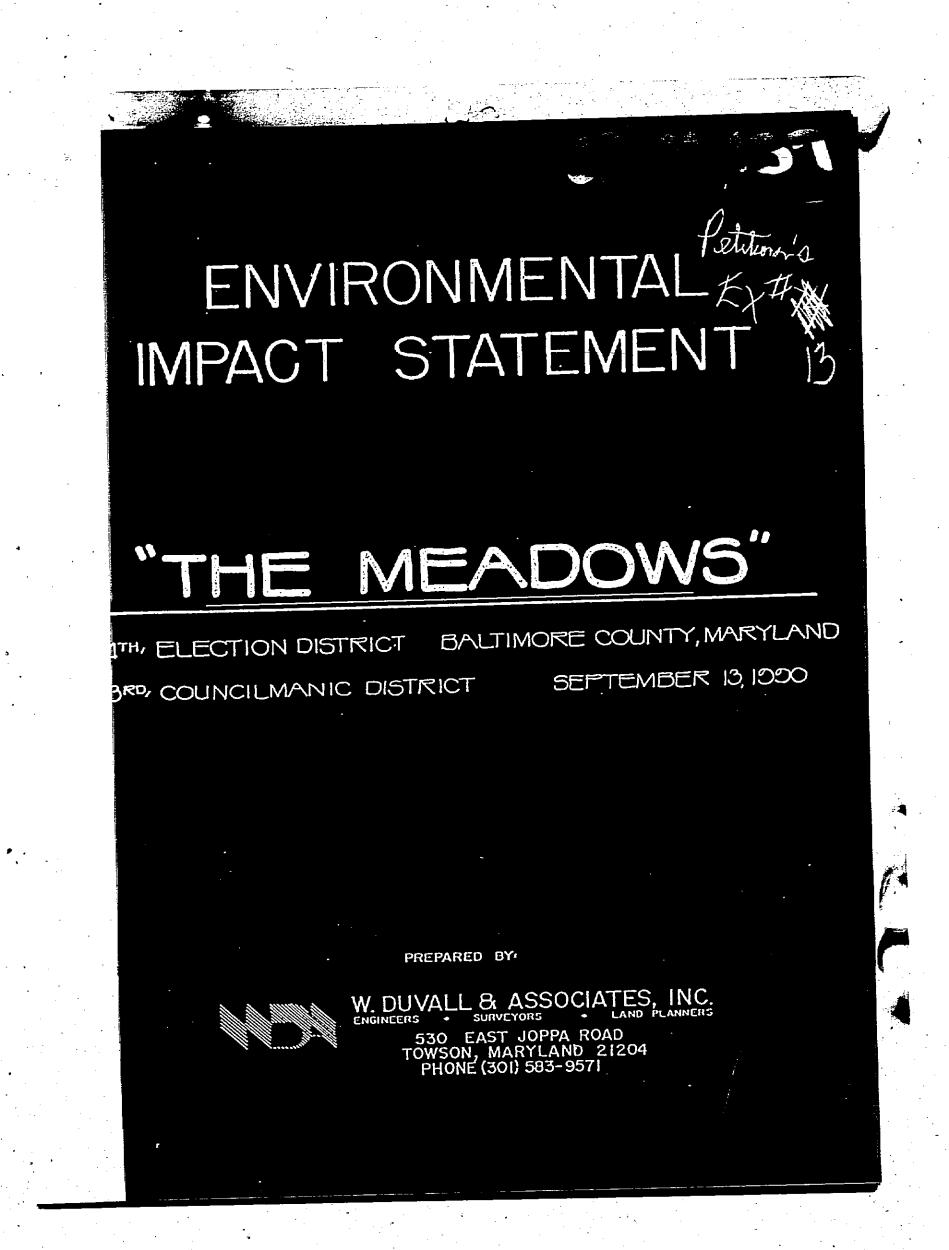
Preliminary Only

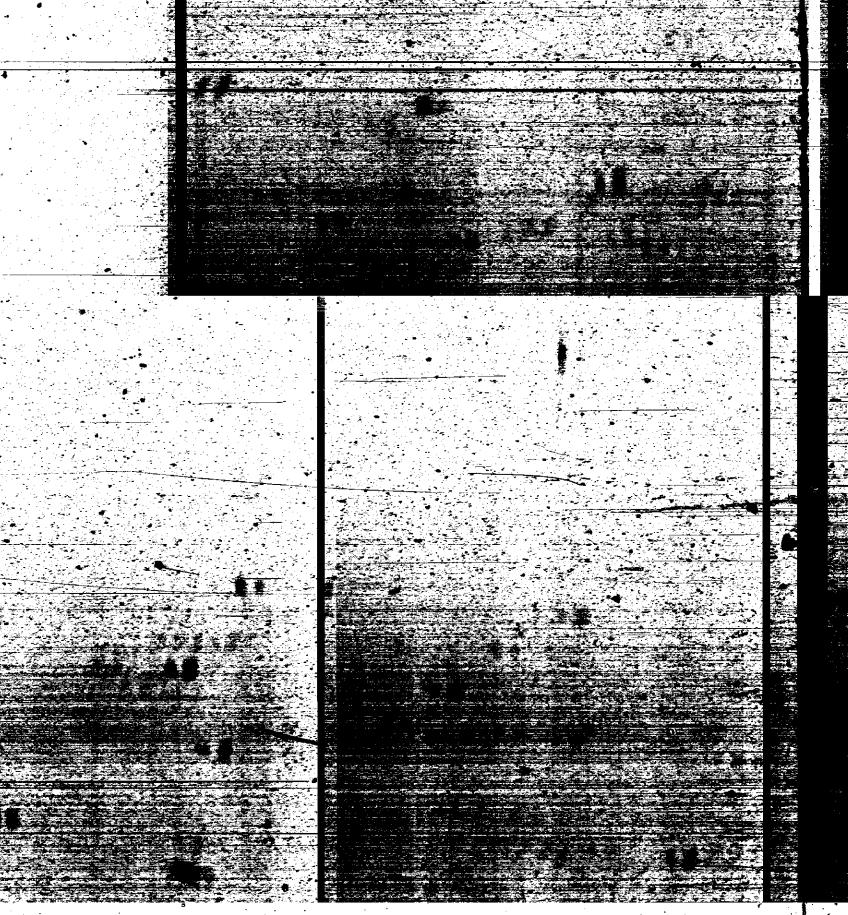
Bidding

Permits

Construction SCHEMATIC







Case No. CR-91-157 Painters Mill Joint Venture /Meadows adjoining property to the north which will be located within 100 feet of the subject property. The exhibits disclosed the impact upon the property once the building complex is completed. Clearly, it will dwarf the subject property by its sheer height, dimension and proximity.

The property is encumbered by wetlands and the floodplain which will severely limit its development and use. The main house with its location and area of use is significantly lower in elevation than the property to the north where the office complex is proposed which will further impact the site. Additionally, Owings Mills Boulevard has been extended to the area of the property and has been recently opened for the public. Testimony further established that the site will not impact population trends, public utilities, schools and roads, or in any other way adversely impact the surrounding local community. In fact, the uncontradicted testimony is that 0-1 zoning would have less impact on the area than D.R. 16 zoning.

From an historical preservation point of view, the Board also notes from the evidence that in 1987 an Easement Deed was placed on the property by the Maryland Historical Trust. The Easement recites and acknowledges that the site is subject to intense commercial development and may no longer be suitable for residential use. The property is subject to the Easement and further review and administration by the Trust. The Trust has endorsed Petitioner's plans. This Board is satisfied that the

> SIZE AND DESIGNATION OF IMPROVEMENTS PRESENT AND FUTURE

September 11, 1990

during the period of 1770-1850.

stabilized but not occupied. The shed will be removed.

KANN + AMMON, INC. 519 West Pratt Street Baltimore, MD 21201 301/234-0900 Fax 301/539-4921

"The Meadows" is a 5 acre site located in Haltimore County, Maryland just off of Owings

The main dwelling is an L-shaped, two-and-one half story gable-roofed stone house in the

Mills Boulevard. The site consists of a main dwelling, a two-story slave house, stable, tenant house

and shed. All of the buildings, with the exception of the shed, stand today largely as they stood

vernacular style. South of the main dwelling are the slave house and stable. The two-story stone

slave house (or store house) is a plain vernacular structure 16' x 18'. The stable is a two-story

structure constructed of field stone on the first floor and square logs on the second floor. it's

approximate size is 20' x 70'. To the southwest of the main dwelling is the tenant house. It is

constructed with clapboard and logs and is approximately 20' x 50'. The shed is a 15' x 20' one-

story partially open wood buildings that is of a more contemporary period from the other buildings.

facilitate its use as a corporate office. The addition will be constructed of materials consistent with

those currently on the site. Wood clapboard siding, double hung windows and a shingled gable that

will all be featured on this two-story addition. The stable, slave house and tenant house will all be

The intent of this project is to add a 6,300 square foot addition to the main dwelling to

Case No. CR-91-157 Painters Mill Joint Venture /Meadows granting of Petitioner's zoning request and approval of the documented site plan will permit an appropriate use of the property and at the same time be consistent with the preservation of the historic character of the property.

The property is vacant, deteriorating and in need of repair and maintenance. To preserve its historical significance, the Developer is proposing renovations, stabilization and maintenance of the property. More often than not, the goals of the developer to remove and replace are in conflict with preservation goals to preserve and maintain, and the lack of available funds is always a The documents and testimony presented to the Board evidence that the Developer, the Trust and the County have diligently worked in concert to preserve and maintain the historical character of this property. The Board compliments the efforts of the parties and is satisfied that the change in zoning and approval of the documented site plan will enhance the property and serve to preserve its historical significance.

For the reasons set out above, the zoning reclassification is granted and the documented site plan is approved, and the Board will so order.

ORDER

IT IS THEREFORE this 5th day of February , 1990 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Reclassification in Case No. CR-91-157 from D.R. 16 and O.T. to 0-1 be and is hereby GRANTED; and

September 5, 1990

Zoning Description

"THE MEADOWS"

Parcel 'C' "Baltimore County Mortgage Company" S.M. 55 Folio 126

4th Election District Baltimore County, Maryland

BEGINNING for the same at a point being South 15 degrees West 880 feet, more or less from the centerline intersection of Red Run Boulevard and Owings Mills

Boulevard, said point also being the northeasternmost corner of Parcel 'C' as

County Mortgage Company" as recorded among the Land Records of Baltimore County

in Plat Book S.M. 55 Folio 126; thence running for the outline of Parcel 'C';

1) South 03 degrees 21 minutes 26 seconds East 424.86 feet; thence

2) North 81 degrees 26 minutes 34 seconds West 194.65 feet; thence

3) North 50 degrees 27 minutes 09 seconds West 95.52 feet; thence 4) North 14 degrees 02 minutes 09 seconds West 181.06 feet; thence

5) North 68 degrees 17 minutes 57 seconds West 372.62 feet; thence

6) North 25 degrees 06 minutes 06 seconds East 230.55 feet; thence 7) North 89 degrees 06 minutes 16 seconds East 368.00 feet; thence

8) South 01 degrees 31 minutes 08 seconds East 195.00 feet; thence

CONTAINING 221,095.67 square feet or 5.0756 acres of land, more or less.

9) North 89 degrees 31 minutes 42 seconds East 160.46 feet to the point

as shown on said plat, the following nine courses and distances, viz:

shown on a plat entitled "Amended Subdivision Plat of Property of Baltimore

W. DUVALL & ASSOCIATES, INC.

Case No. CR-91-157 Painters Mill Joint Venture /Meadows it is further

ORDERED that the documented site plan dated October 30, 1990 and filed with the Petition for Reclassification be and is hereby APPROVED; and it is further

ORDERED that the Petitioner shall file a landscape plan with the Office of Planning & Zoning for approval, prior to the issuance of any building permits.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Michael B. Sauer, Acting Chairman

County Office Building

* 11/01/90

LAST NAME OF GUNER: PAINTERS MILL

04694#0969MICHRC BA CO10:48AM11-01-70

CERTIFICATE OF POSTING

Painter mice Wenture / Mochs + Machs INC. Location of property W/S of Devenge mills 13 lod 345 West of and 886' south of the CIL of Owings mills 4 Ted Runkled

Zoning Commisioner 11 West Chesapeake Avenue

Engineers • Surveyors • Land Planners

PUBLIC HEARING FEES 050 -RECLASSIFICATION

TOTAL: \$175.00

530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

CR-91-157

WITH A DOCUMENTED SITE PLAN TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from xxx a DR=16. & O.T. zone to an __0-1

CR-91-157

and kill for the reasons given in the cattached statement a variance from the following sections of the Country and Touring Andrew Bullione Country.

zone, for the reasons given in the attached statement xandx (2) xing x Special Exception xunderx the x

ENGLYMMING XAM MONTH TO BE THE PROPERTY.

OUT OF CYCLE RECLASSIFICATION PETITION FOR ZONING RE-CLASSIFICATION

> LOIWY SAM ZWD 10-30-91 G

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Specials Exception xands on Yantange posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore Legal Owner(s): PAINTERS_MILL_VENTURE SAME ~ (Type or Print Name) By: E. Auty Moron >6615 Randation Re Legal Representative City and State 4111 E. Joppa Road Name, address and phone number of legalymenerydamx KINALE POINTE ASSESSMENT REPRESENTATIVE to be contacted Baltimore, MD 21236 Attorney's Telephone No.: _529-4600

Baltimore, MD 21236

529-4600

3rd Councilmanic
Petitioner(s): Painters M
/enture/Macks & Macks, Inc.
iearing Date: Tuesday,
Dec. 18, 1990 at 10:00 a.m.

Beginning for the same at the point being South 15 degrees West 880 feet, more or less from the centerline intersection of Red Run Boulevard and Owings Mills Boulevard, said point also being the northesster.

entitled "Amended Subdivision Plat of Property of Battimore County Mortgage Company" as recorded among the Land Records of Battimore County in Plat Book S.M. 55 Folio 126; thence running from the outline of Description

running from the outline of Parcel
"C"; as shown on said plat, the
following nine courses and dis-

1 minutes 42 seconds East 160.46 feet to the point of be

Containing 221.095.57 square feet or 5.0756 acres of land, more

Contract Purchaser:

MACKS & MACKS, INC.

(Type or Print Name)

E. Scott Moore

City and State

Attorney for Petitioner E. Scott Moore

(Type or Print Name)

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on ___

\$ 124.73